

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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11 Heol Llwyn Dyrys, Llangynwyd, Maesteg, Bridgend. CF34 9SU



£165,000

Main Features

- Semi detached three bedroom property
- Larger than average rear garden
- Situated on a corner plot
- Surrounding mountain views
- Ground floor WC and first floor bathroom
- Located close to Llangynwyd Historic Village
- Approximately 6 miles from the M4
- No ongoing chain
- Sold vacant possession
- Council Tax Band: B. EPC:

General Information

THREE BEDROOM SEMI DETACHED PROPERTY SITUATED ON A LARGER THAN AVERAGE CORNER PLOT, LOCATED IN THE VILLAGE OF LLANGYNWYD. MODERNISATION REQUIRED.

Located in the Llangynwyd village, this property is approximately 6 miles from the M4 Junction 36 and within 2 miles of Maesteg Town Centre, also convenient for local shops, post office and public transport routes.

The property briefly comprises lounge, dining room, kitchen, WC and utility area to the ground floor. To the first floor, three bedrooms and family bathroom. The property benefits from uPVC double glazing, gas combi boiler and a larger than average side and rear gardens.

GROUND FLOOR

Hallway

Entrance through uPVC front door with side screen. Stairs leading to first floor. Papered walls with textured ceiling. Fitted carpet. Radiator.

Lounge

uPVC window. Papered walls with textured ceiling. Fitted carpet. Radiator.

Dining Room

uPVC window. Papered walls with textured ceiling. Fitted carpet. Electric fire. Radiator.

Kitchen

uPVC window. Plastered walls with textured ceiling. Partially tiled splashback. Wood effect fitted kitchen units. Stainless steel sink. Plumbed for washing machine. Space for oven. Understairs storage. Vinyl flooring.

Store/Utility Room

uPVC door from front garden. Concrete flooring. Plastered walls. uPVC door leading to rear garden.

W.C.

Concrete floor. Plastered walls. Close coupled WC.

FIRST FLOOR

Landing

uPVC window. Papered walls with textured ceiling. Fitted carpet. White gloss balustrade and spindles. Doors leading to

Bathroom

uPVC window. Tiled walls. Textured ceiling. Close coupled WC. Wall mounted wash hand basin with hot and cold taps. Panelled bath with hot and cold taps. Vinyl flooring. Radiator.

Bedroom 1

uPVC window. Papered walls with textured ceiling. Fitted carpet flooring. Radiator. Storage airing cupboard housing combi boiler.

Bedroom 2

uPVC window. Papered walls with textured ceiling. Fitted carpet. Radiator.

Bedroom 3

uPVC window. Papered walls with textured ceiling. Fitted carpet. Radiator.

EXTERIOR

Front Garden

Stairs leading to front door. Tiered grass areas. Further pathway leading to side access through utility storage area.

Rear Garden

Larger than average side and rear garden. Grassed area separated by concrete pathway with steel hand railings.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at bcb@petermorgan.net (fees will apply on completion of the mortgage).

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding B

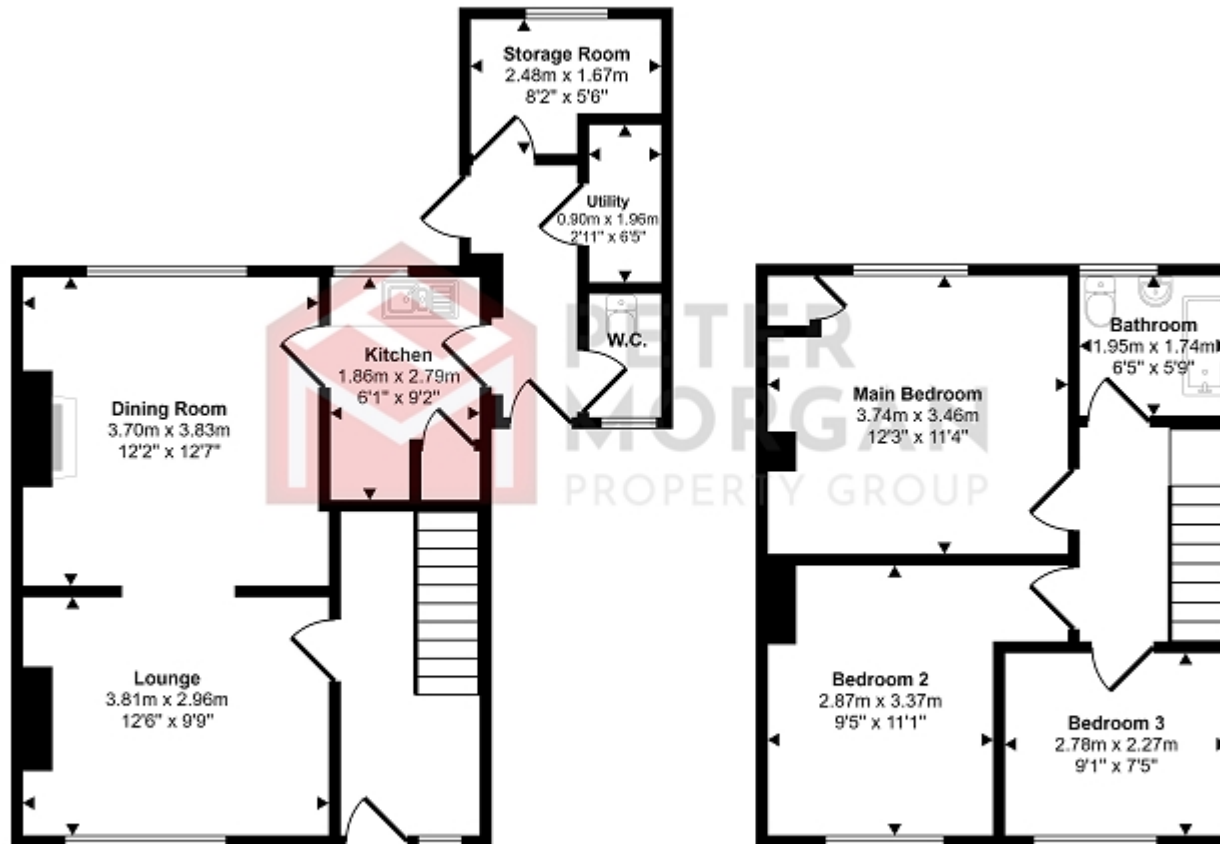
Current heating type Combi

Tenure Freehold






Approx Gross Internal Area
92 sq m / 995 sq ft



Ground Floor
Approx 52 sq m / 558 sq ft

First Floor
Approx 41 sq m / 437 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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