

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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Lettings & Financial

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PETER MORGAN

**6 Alexandra Road, Caerau, Maesteg, Bridgend. CF34 0PL**

**Offers In Region Of £115,000**

### Main Features

- Stone fronted mid terraced house
- 3 bedrooms
- Open plan lounge/ dining room
- Ground floor bathroom
- Vacant possession
- Approximately 1.5 miles from Maesteg town centre
- Convenient for shops and local amenities
- The M4 is approximately 9.5 miles at Junction 36 Sarn Services
- uPVC double glazing (part) and combi gas central heating
- Council Tax Band: A. EPC: D

### General Information

3 BEDROOM TERRACED HOUSE WITH SOLAR PANELS, REAR GARDEN WITH LANE ACCESS, VACANT POSSESSION.

Located approximately 1.5 miles drive from Maesteg town centre, with its local shops and amenities. The M4 is approximately 9.5 miles at Junction 36 Sarn Services.

The accommodation comprises ground floor entrance porch, lounge/ dining room, kitchen, bathroom. First floor landing, 3 bedroom. Externally there is a rear garden with lane access. The property benefits from uPVC double glazing and combi gas central heating (installed 08/09/2022).

Maesteg Town Centre is a vibrant, bustling and charming town nestled in the picturesque Llynfi valley offering a unique blend of history, community spirit, and modern amenities.

One of the highlights of living in Maesteg Town Centre is its convenient location. Approximately 8 miles from the M4 at Junctions 36 at Sarn and 40 at Port Talbot along with rail and bus links to local towns and major transport links, it is considered to be a suitable location for commuters.

Outdoor enthusiasts will find themselves spoiled for choice with a plethora of recreational activities. Whether it's hiking, cycling or simply enjoying a leisurely stroll, the natural beauty of the surrounding area is sure to captivate.

The restoration of Maesteg Town Hall and its historic clock and concert hall is

an ongoing project and is soon to be completed. The aim is to preserve and enhance this historic landmark and is soon to re open as a state of the art concert venue connecting the shopping area with the bus station.

For those seeking a taste of history and culture, Maesteg Town Centre has plenty to offer. The town is steeped in a rich industrial heritage, with remnants of its coal mining past still visible today. Explore the Maesteg Welfare Park, a tranquil green space that was once a vital hub for the local mining community. The park now offers a peaceful retreat with beautifully landscaped gardens, tennis court, bowling green sports fields and a children's play area.

In addition to its historical significance, Maesteg Town Centre boasts a vibrant community spirit. The town is home to a range of local shops, cafes, and restaurants, offering residents an array of dining and shopping options.

Transportation in Maesteg Town Centre is excellent, with regular train and bus services connecting residents to nearby towns and cities. The town's proximity to major road networks also makes it accessible for commuters.

If you are looking for a place that combines history, community, and modern conveniences, look no further than Maesteg Town Centre. With its diverse range of properties, stunning natural surroundings, and a strong sense of community, this charming town has something to offer everyone. Don't miss out on the opportunity to make Maesteg Town Centre your new home.

### GROUND FLOOR

#### Hallway

Composite front door. Papered walls. Textured ceiling. Fitted carpet. Gas meter and electric meter.

## Lounge/Dining Room

uPVC windows to front and rear. Plastered walls. Textured ceiling. Fitted carpet. Open plan staircase leading to first floor. Radiator.

## Kitchen

uPVC door to rear garden. Wooden window. White solid wood kitchen units. Laminate worktops wrapped in marble style film. Stainless steel sink unit. Space for cooker. Spaces for washing machine and fridge freezer. Plastered walls. Textured ceiling. Tiled splashback. Combi gas central heating boiler (installed September 2022) housed in unit. Grey wood effect vinyl flooring. Radiator.

## Bathroom

uPVC window. 3 piece suite in white comprising close coupled w.c, pedestal hand wash basin and panelled bath. PVC clad walls. Textured ceiling. Vinyl flooring. Radiator.

## FIRST FLOOR

### Landing

Wooden window. Plastered walls. Textured ceiling. Fitted carpet. Balustrade and spindles.

### Bedroom 1

uPVC window. Plastered walls. Textured ceiling. Fitted carpet. Radiator.

### Bedroom 2

uPVC window. Plastered walls. Textured ceiling. Fitted carpet. Radiator.

### Bedroom 3

uPVC window. Plastered walls. Textured ceiling. Fitted carpet. Radiator.

## EXTERIOR

### Rear Garden

Concrete laid courtyard area leading to a 2 tiered garden. Steps and pathway. Laid to lawn areas. Rear lane access via wooden gate.

### Solar Panel Details

Owned outright. Installed August 2022. Contract needs to be set up. Full details to be confirmed by solicitor.

### 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](mailto: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

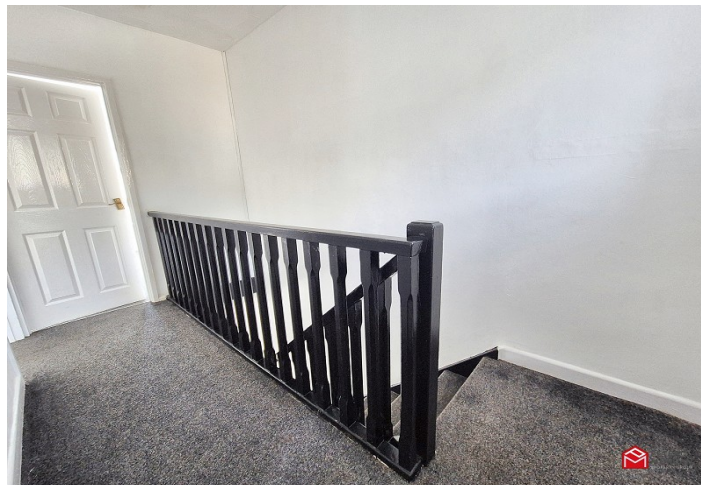
A

### Current heating type

Combi

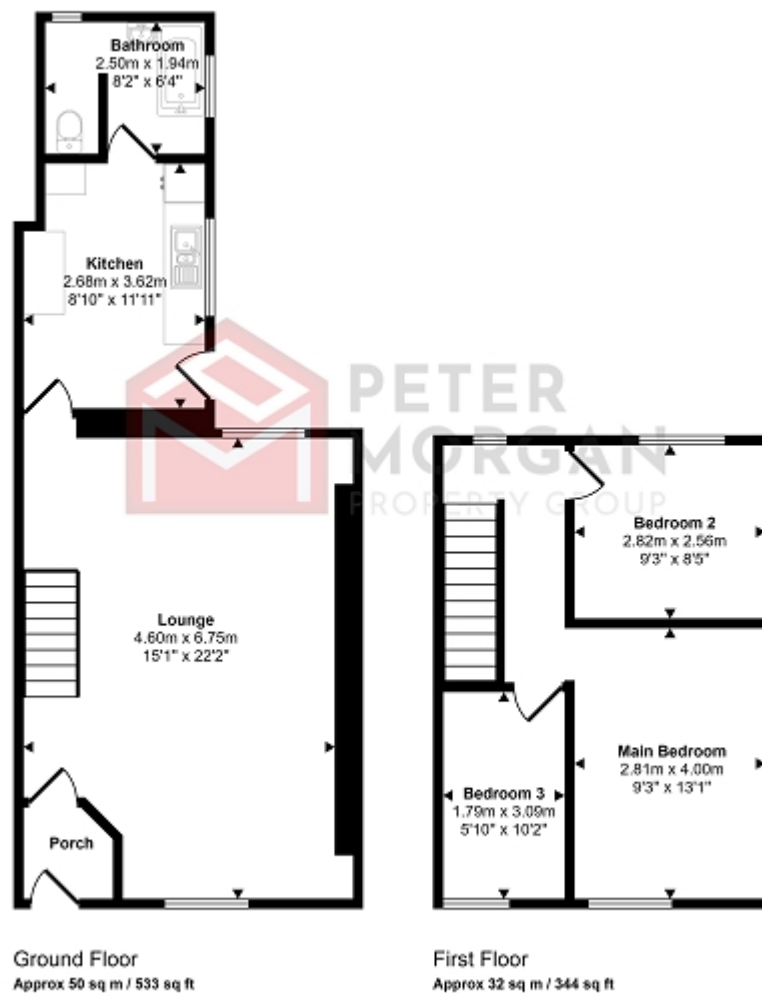
### Tenure (To be confirmed)

Freehold





Approx Gross Internal Area  
81 sq m / 877 sq ft

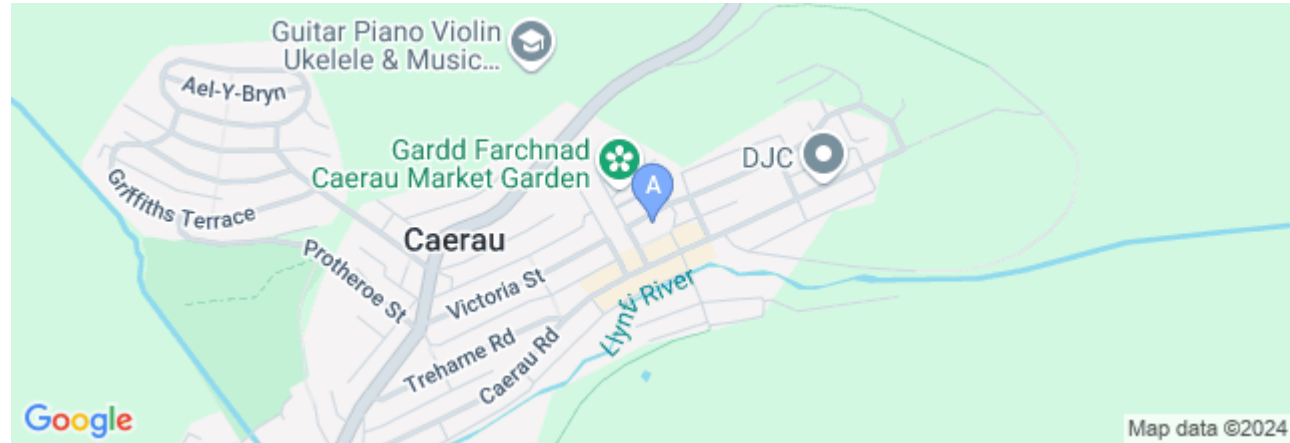


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

# 6 Alexandra Road, Caerau, Maesteg, Bridgend. CF34 0PL

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.

Neath Sales Hub	Neath Lettings Hub	Neath Financial Services	Bridgend Sales Hub	Talbot Green Sales Hub	Talbot Green Lettings Hub	Carmarthen Sales Hub	Carmarthen Lettings Hub
npt@petermorgan.net	lettings@petermorgan.net	team@pmfinancial.net	bcb@petermorgan.net	talbotgreen@petermorgan.net	lettingstg@petermorgan.net	carmarthen@petermorgan.net	lettingscm@petermorgan.net
33-35 Windor Road, West Glamorgan SA11 1NB	33-35 Windor Road, West Glamorgan SA11 1NB	The Mortgage House, 5 The Ropewalk, Neath SA11 1EW	16 Dunraven Place, Mid Glamorgan CF31 1JD	Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	21 Bridge Street, Carmarthen SA31 3JS	21 Bridge Street, Carmarthen SA31 3JS

# PETER MORGAN



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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

## Bridgend County Branch

16 Dunraven Place, Bridgend. CF31 1JD

bridgendcounty@petermorgan.net

VAT No : **821850148**

[www.petermorgan.net](http://www.petermorgan.net)

**03300 563 555**



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

