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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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**'The Lodge', Jenkins Terrace, Maesteg, Bridgend. CF34 9LA**



**PETER MORGAN**

Offers In Region Of **£130,000**

## Main Features

- Two bedroom semi detached property
- Situated in a quiet location
- First floor family bathroom
- Courtyard style front garden
- Vacant possession
- Approximately 1.5 miles from Maesteg Town Centre
- Close to local amenities including transport links, supermarkets and primary schools.
- Approximately 7 miles from the M4 at junction 36
- Gas combi central heating and uPVC double glazing.
- Council Tax Band: C. EPC: D

## General Information

2 BEDROOM SEMI DETACHED HOUSE WITH FRONT COURTYARD GARDEN IN A QUIET LOCATION.

Located approximately 1.5 miles drive from Maesteg town centre, with its local shops and amenities. The M4 is approximately 7 miles at Junction 36 Sarn Services. The accommodation briefly comprises hallway, kitchen/ dining room and lounge to the ground floor. Landing, family bathroom and two bedrooms to the first floor. Externally there is a front courtyard yard garden.

The property benefits from uPVC double glazing and combi gas central heating.

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

Entrance via uPVC front door. Plastered walls with textured ceiling. Wood effect vinyl flooring. Staircase leading to first floor. Radiator.

## Kitchen / Dining Room

uPVC window. Plastered walls and ceilings. Spotlights. Tiled splashback. Range of base and wall mounted units in gloss white. Marble effect laminate worktops. Integrated stainless steel gas hob. Integrated electric oven. Stainless sink with single tap. Wall mounted extractor fan. Storage cupboard housing combi boiler and electric meter. Plumbing for washing machine. Tiled flooring. Radiator.

## Lounge

uPVC window. Plastered walls and ceiling. Wood effect laminate flooring. Radiator.

## FIRST FLOOR

### Landing

Plastered walls and ceiling. Access to loft and eaves storage. Fitted carpet.

### Bathroom

uPVC window. Tiled walls with plastered ceiling. Shower cubicle with bifolding doors. Mixer taps. Panelled bath with dual taps. Vanity unit wash hand basin and WC. Chrome heated towel rail. Tiled flooring. Radiator.

### Bedroom 1

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

### Bedroom 2

uPVC window. Plastered walls and ceiling. Fitted carpet. Storage cupboard. Radiator.

## EXTERIOR

### Front Courtyard

Patio slab steps leading down to house. Courtyard style front paved garden. Block/brick surrounding walls with bamboo plants to the front. Side/rear pathway access.

### 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

C

### Current heating type

Combi

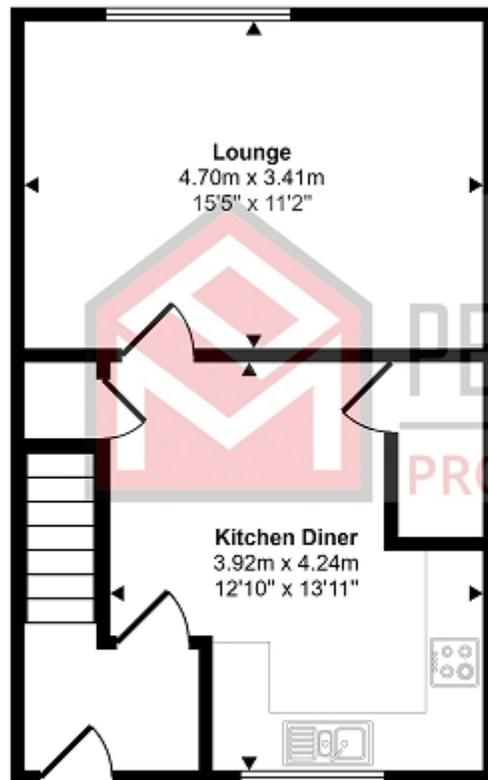
### Tenure

Freehold

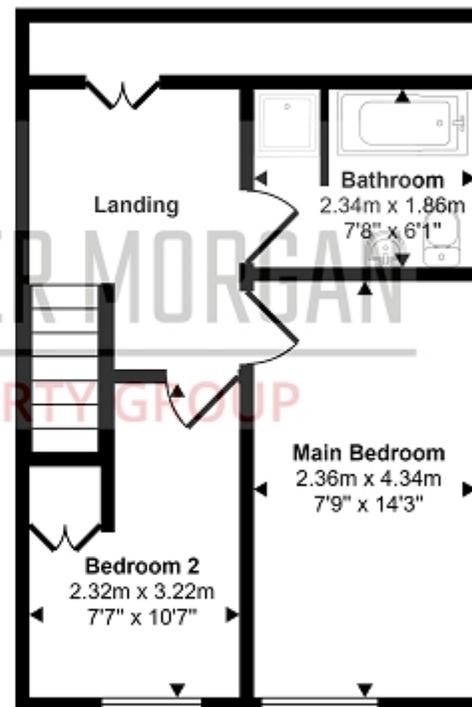




Approx Gross Internal Area  
71 sq m / 760 sq ft



Ground Floor  
Approx 37 sq m / 400 sq ft



First Floor  
Approx 33 sq m / 360 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.

# The Lodge Jenkins Terrace, Maesteg, Bridgend. CF34 9LA

| Energy Efficiency Rating                           |                         |   |
|--|-------------------------|---|
|  | Current                 | Potential   |
| <i>Very energy efficient - lower running costs</i> |                         |   |
| (92+) <b>A</b>                                     |                         |   |
| (81-91) <b>B</b>                                   |                         | 87  |
| (69-80) <b>C</b>                                   |                         |   |
| (55-68) <b>D</b>                                   | 68                      |   |
| (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.

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# PETER MORGAN



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SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



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

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