

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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Lettings & Financial

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PETER MORGAN

19 Neath Road, Maesteg, Bridgend. CF34 9PG

Offers In Excess of **£190,000**

Main Features

- 3 double bedroom traditional family home
 - Situated in a desirable location
 - Original features throughout
 - 2 reception rooms
 - Family bathroom and shower room
 - Enclosed rear garden
 - Convenient location to town centre, convenient for local shops, school,
- Golf Club, countryside walks and rail links to Cardiff
 - The M4 is approx 7 miles at Junction 36 at Sarn Services
 - uPVC double glazing and combi gas central heating
 - Council Tax Band: D. EPC: D

General Information

3 DOUBLE BEDROOM TRADITIONAL FAMILY HOME OFFERING ORIGINAL FEATURES THROUGH-OUT, FAMILY BATHROOM WITH SEPARATE SHOWER ROOM AND ENCLOSED REAR GARDEN WITH REAR LANE ACCESS.

Situated in a desirable location. Convenient location to town centre, convenient for local shops, school, Golf Club, countryside walks and rail links to Cardiff. The M4 is approx 7 miles at Junction 36 at Sarn Services.

This home comprises ground floor entrance porch, entrance hall, lounge/dining room, living room and kitchen. First floor landing, 3 double bedrooms, family bathroom and family shower room.

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

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 has now completed. The aim was to preserve and enhance this historic landmark and has reopened 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

Entrance Porch

uPVC double glazed window to front. Wood effect flooring. Access to gas meter.

Entrance Hallway

Original feature stained glass windows and timber door. Fitted carpet. Doors to reception rooms.

Lounge/Dining Room

uPVC double glazed bay window to front. uPVC double glazed window to rear. Wood flooring. Electric fireplace set in decorative surround. Wall mounted light fittings. Two radiators.

Living Room

uPVC double glazed window to side. Wood flooring. Radiator. Wall mounted wood burning effect electric fire. Timber door to kitchen with rose effect stained glass panels.

Kitchen

uPVC double glazed windows to side and rear. uPVC double glazed door to side offering access to garden. A range of wall mounted and base units and contrasting worktop. Space for freestanding fridge freezer. Tile effect flooring. Stainless steel sink with drainer and central mixer tap. Electrical consumer unit. Plumbed for washing machine.

FIRST FLOOR

Landing

Carpeted stairs and split level landing. Doors to three double bedrooms, family bathroom and shower room.

Family Bathroom

uPVC double glazed window to side. 3 piece bathroom suite comprising WC, wash hand basin and panelled bath with mixer shower tap. Radiator. Vinyl flooring. Fully tiled walls. Doors to 3 storage cupboards.

Family Shower Room

uPVC double glazed window to side. 3 piece suite comprising corner shower cubicle with electric Triton shower, WC, and wash hand basin. Storage cupboard housing Baxi Combi central heating boiler. Access to attic storage. Radiator.

Bedroom 1

uPVC double glazed bay window to front. uPVC double glazed window to front. Wood effect flooring. Radiator. Freestanding wardrobes.

Bedroom 2

uPVC double glazed window to rear. Fitted carpet. Radiator. Freestanding wardrobes.

Bedroom 3

Double glazed window to rear. Fitted carpet. Radiator. Freestanding wardrobes.

EXTERIOR

Front Garden

Enclosed front garden offering path to front door. Laid to artificial grass.

Rear Garden

Enclosed rear garden offering lane access via double gates. Raised artificial grass area. Shed. Low maintenance patio area.

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

D

Current heating type

Combi

Tenure

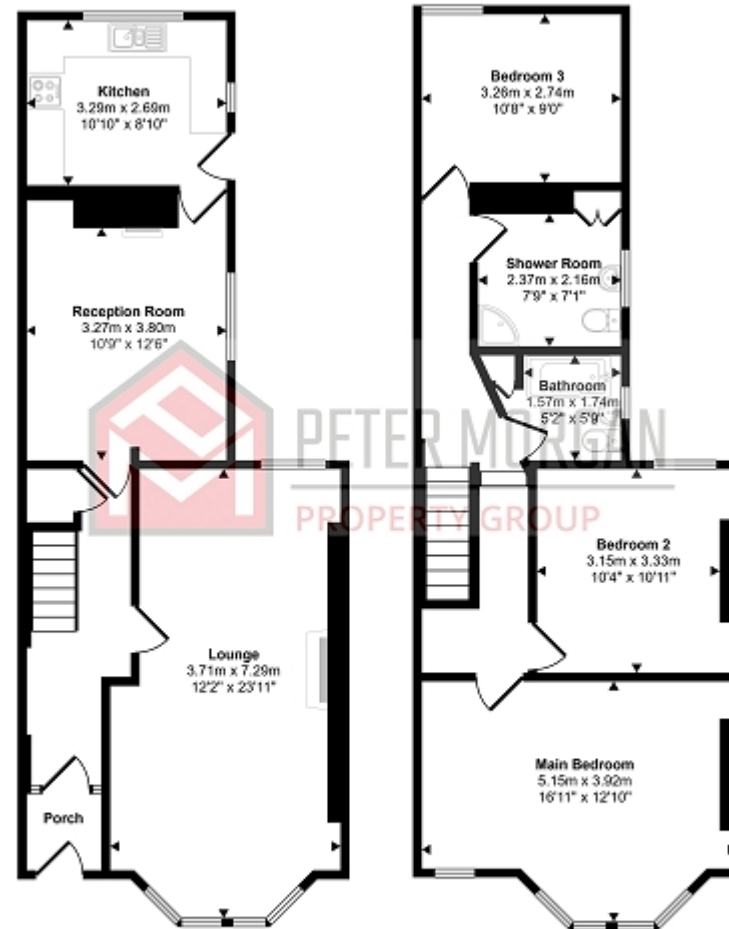
Freehold







Approx Gross Internal Area
119 sq m / 1280 sq ft



Ground Floor
Approx 59 sq m / 637 sq ft

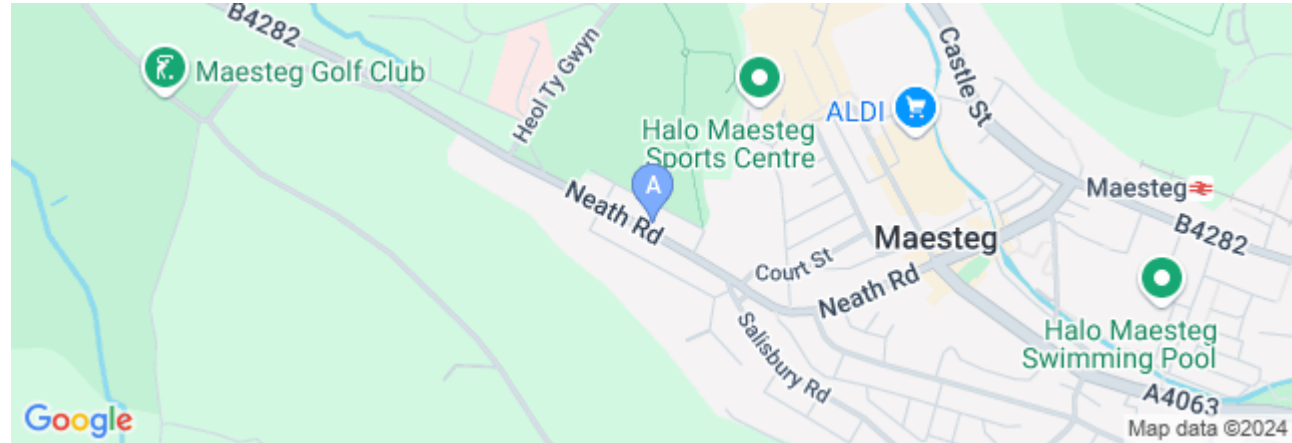
First Floor
Approx 60 sq m / 643 sq ft

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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

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