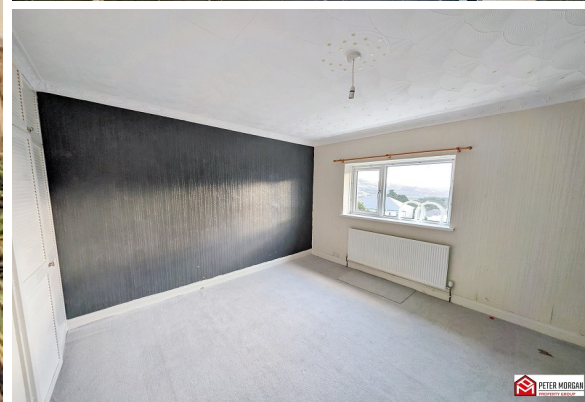


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PETER MORGAN

**16 Lon-y-parc, Caerau, Maesteg, Bridgend. CF34 0YE**

**£85,000**

### Main Features

- 3 bedroom semi detached house
- Requiring some modernisation
- Kitchen/ dining room
- First floor bathroom and ground floor w.c
- Semi rural location
- Convenient for local shops, public transport routes..
- ..Caerau Primary School and within 2.5 miles of Maesteg Town Centre
- Approximately 10.5 miles from Junction 36 of the M4
- uPVC double glazing and combi gas central heating
- Council Tax Band: A. EPC: C

### General Information

3 BEDROOM SEMI DETACHED HOUSE IN NEED OF PART MODERNISATION.

Situated a semi-rural location, convenient for local shops, public transport routes, Caerau Primary School and within 2.5 miles of Maesteg Town Centre and 10.5 miles of Junction 36 of the M4.

The property comprises ground floor lounge, kitchen/ dining room and w.c. First floor landing, bathroom and 3 bedrooms. The exterior offers front and rear gardens with off road parking. The property benefits from uPVC double glazing and combi gas central heating.

### GROUND FLOOR

#### Lounge

Windows to front & rear. uPVC door to front. Two radiators. Wood effect laminate flooring. Staircase to first floor. Understairs storage area. Door to..

### Kitchen / Dining Room

Two windows to rear. Fitted with a range of wall mounted & base units with work preparation surfaces over. Part tiled splashback. Stainless steel sink & drainer with mixer tap. Integrated oven and gas hob. Plumbing for dishwasher/ washing machine. Space for tumble dryer. Space for fridge / freezer, Window to side. Patio door to side. Radiator. Tiled floor. Feature ceiling beams. Space for dining table & chairs. Door to..

### W.C.

Window to side. Radiator. Tiled floor. W.C.

### FIRST FLOOR

#### Landing

Loft access hatch. Carpet. Fitted storage cupboard housing combi gas central heating boiler. Doors to..

### Bathroom

Frosted window to rear. Radiator. Wood effect laminate flooring. Tiled walls. 3 piece suite comprising low level w.c, pedestal hand wash basin and panelled bath with shower over.

### Bedroom 1

Window to rear. Radiator. Fitted carpet. Fitted storage cupboard.

### Bedroom 2

Window to front with mountain views. Radiator. Fitted carpet. Fitted storage cupboard.

### Bedroom 3

Window to front. Radiator. Fitted carpet. Two fitted storage cupboards.

## EXTERIOR

### Front Garden

Steps to slightly elevated front garden. Block boundary wall. Wood fencing.

### Rear Garden

Rear garden mostly laid to lawn. Outside tap. Steps up to parking area to rear. Side access giving access to..

### Block Built Outbuilding

### 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

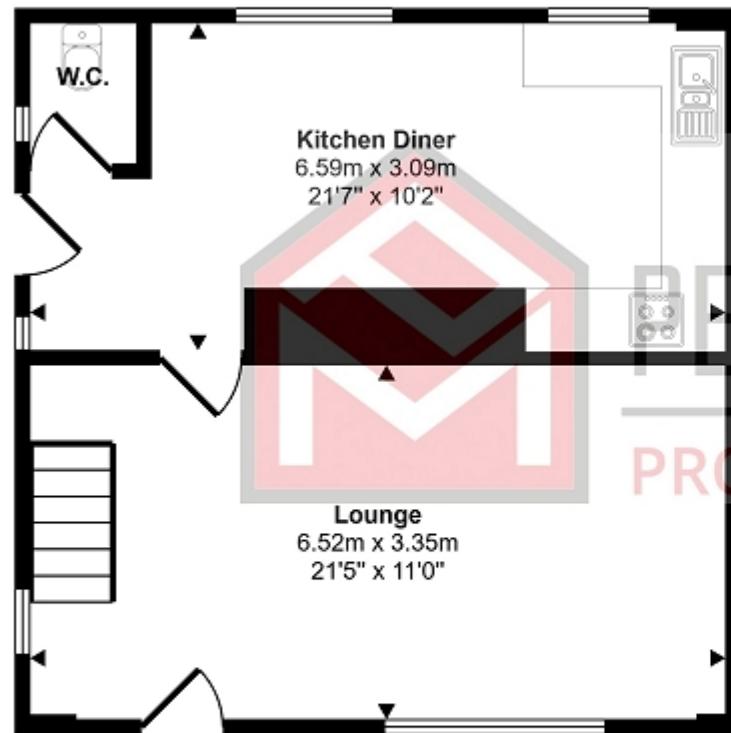
### Tenure

Freehold

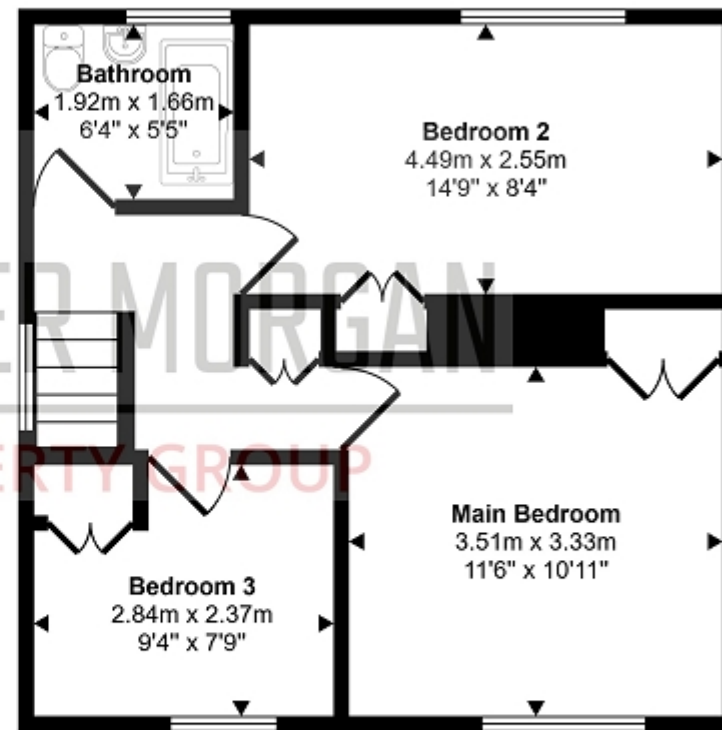




Approx Gross Internal Area  
86 sq m / 928 sq ft



Ground Floor  
Approx 43 sq m / 467 sq ft



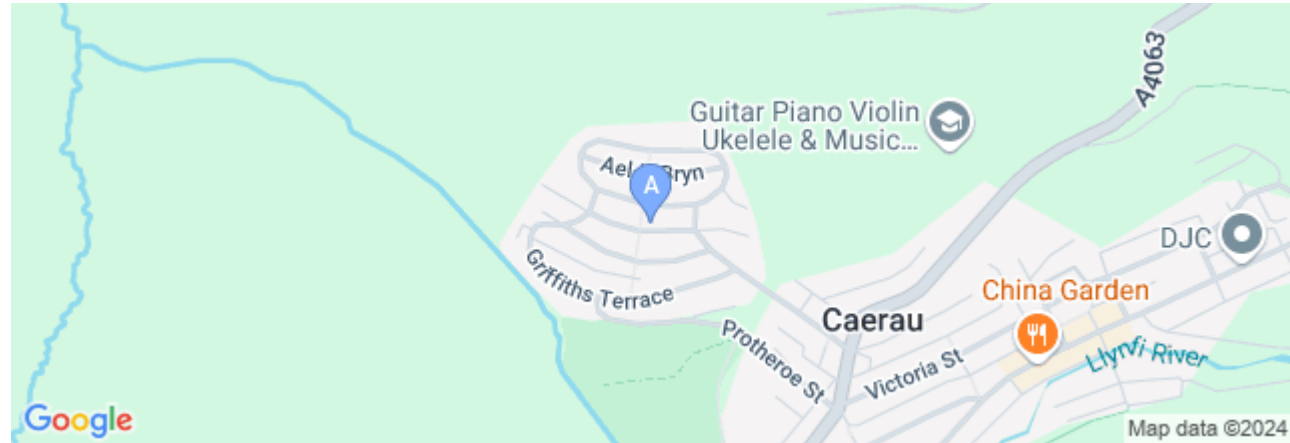
First Floor  
Approx 43 sq m / 461 sq ft

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.

# 16 Lon-y-parc, Caerau, Maesteg, Bridgend. CF34 0YE

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>	69	
(55-68) <b>D</b>		
(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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