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PROPERTY
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2021
WALES
SALES
GOLD WINNER

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PETER MORGAN

10 Nant Y Ffyrlling, Nantylffyllon, Maesteg. CF34 0BU

£250,000 Offers Invited

Main Features

- Modern detached two double bedroom traditional bungalow
- Built in 2023 & first occupied in January 2024
- Boasts modern Indoor/outdoor living
- Open plan fitted kitchen/dining/living room
- Ensuite bathroom and separate shower room
- Landscaped garden
- Detached shed/cabin with electric & light
- Double driveway
- Situated in a cul de sac location with views of Hills & more!
- Council Tax Band: C. EPC: B

General Information

MODERN DETACHED, 2 DOUBLE BEDROOM, 2 BATHROOM, TRADITIONAL BUNGALOW. BUILT 2023, FIRST OCCUPIED JANUARY 2024 AND BOASTS MODERN INDOOR/OUTDOOR LIVING VIA AN OPEN PLAN FITTED KITCHEN/ DINING /LIVING ROOM. ALSO HAVING AN EN SUITE BATHROOM, SEPARATE SHOWER ROOM, LABC WARRANTY, LANDSCAPED GARDEN WITH CABIN, DOUBLE DRIVEWAY, VIEWS OF HILLS & MORE!

Situated in a cul de sac location within a small new build development. Approximately 1.3 miles from Maesteg Town Centre and approximately 9.1 miles from the M4 at Junction 36. Maesteg Train and Bus Stations are within the Town providing convenient access to Bridgend, Cardiff and Swansea. Families will appreciate the proximity to several multi lingual primary and comprehensive schools. Maesteg Leisure Centre, local cycle tracks, Nature Reserve are within approximately 1 mile.

The Town Centre itself features a variety of shops, cafes and amenities, while local parks provide recreational spaces. Maesteg Town Hall has just recently undergone a major redevelopment and now provides the community with state of the art concert hall, cinema, library and cafe.

This home has accommodation comprising hallway, open plan living/dining room, high gloss Kashmir kitchen with French doors to garden. Double shower

room, 2 double bedrooms and en suite bathroom.

The property has many modern benefits to include uPVC double glazing. Dual Zone Combi serviced gas central heating. LABC Builders Warranty. Wheelchair friendly doors and one floor living.

GROUND FLOOR

Main Hallway

Composite double glazed front door with full length uPVC double glazed side panel. Vinyl and laminate flooring. Wall mounted gas central heating thermostat. Plastered walls and ceiling. Radiator. Wall mounted electrical consumer unit. White vertical wheelchair access accessible doors to all rooms.

Open Plan Kitchen/ Dining/ Living

Triple aspect room with uPVC double glazed windows to front, side and rear having far reaching views of Woodland and Hills and fitted roller blinds. uPVC double glazed French doors providing indoor/outdoor living access to garden.

Kitchen/ Dining Area

Contemporary fitted kitchen with handleless soft closing doors, finished in high gloss Kashmir. Light Grey wood grain effect worktops with upstands. Integral oven, grill and microwave. Induction hob with stainless steel splash plate and extractor hood. Plumbed for washing machine and dishwasher. Combi gas central heating boiler housed in wall unit. Plastered walls and ceiling. Ceiling spotlights. Pendant light to dining area. Cushion flooring. Space for fridge/ freezer. Extractor fan. Mains powered smoke and carbon monoxide detectors.

Lounge Area

Two radiators. Laminate flooring. Plastered walls and ceiling. TV telephone and Internet connection points.

Shower Room

Contemporary fitted double shower room. Comprising close coupled WC with push button flush, semi pedestal hand wash basin with monobloc tap and tiled double shower cubicle with mixer shower and sliding glass screen. Extractor fan. Plastered walls and ceiling. Inset ceiling spotlights. Heated towel rail.

Bedroom 1

uPVC double glazed window with far reaching views of Woodland & Hills. Plastered walls and ceiling. Fitted wardrobes. Gas central heating thermostat. Radiator. Loft access. White vertical panelled wheelchair accessible door to..

En-Suite Bathroom

uPVC double glazed window to rear with fitted Roman blind. Fitted three-piece bathroom suite in White comprising close coupled WC with push button flush, semi pedestal wash hand basin with monobloc tap and panelled bath with overhead mixer shower and tiled surround. Glass screen. Heated towel rail. Vinyl flooring. Plastered walls and ceiling. Ceiling spotlights. Extractor fan.

Bedroom 2

uPVC double glazed window to front. Fitted wardrobes. Radiator. Fitted carpet. Plastered walls and ceiling.

EXTERIOR

Frontage

Tarmac double driveway. Decorative bark covered planting area. Paved pathway and gated access to side. Courtesy light to front door. External gas and electric meter boxes.

Side Garden

Landscaped garden with far reaching views of Woodland/ Nature Reserve and hills. Laid with lawn, decorative slate and paved patio areas. Paved pathways. Wood fencing. Access to property via French doors to open plan kitchen.

Detached Shed/Cabin

Wood construction. Window and door to garden. Electric strip lighting and power points.

Rear Garden/Pathway

Paved pathway with decorative stone laid planting area. Access to storage area/ pathway to the right hand side of the bungalow.

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

C

Current heating type

Combi

Tenure (To be confirmed)

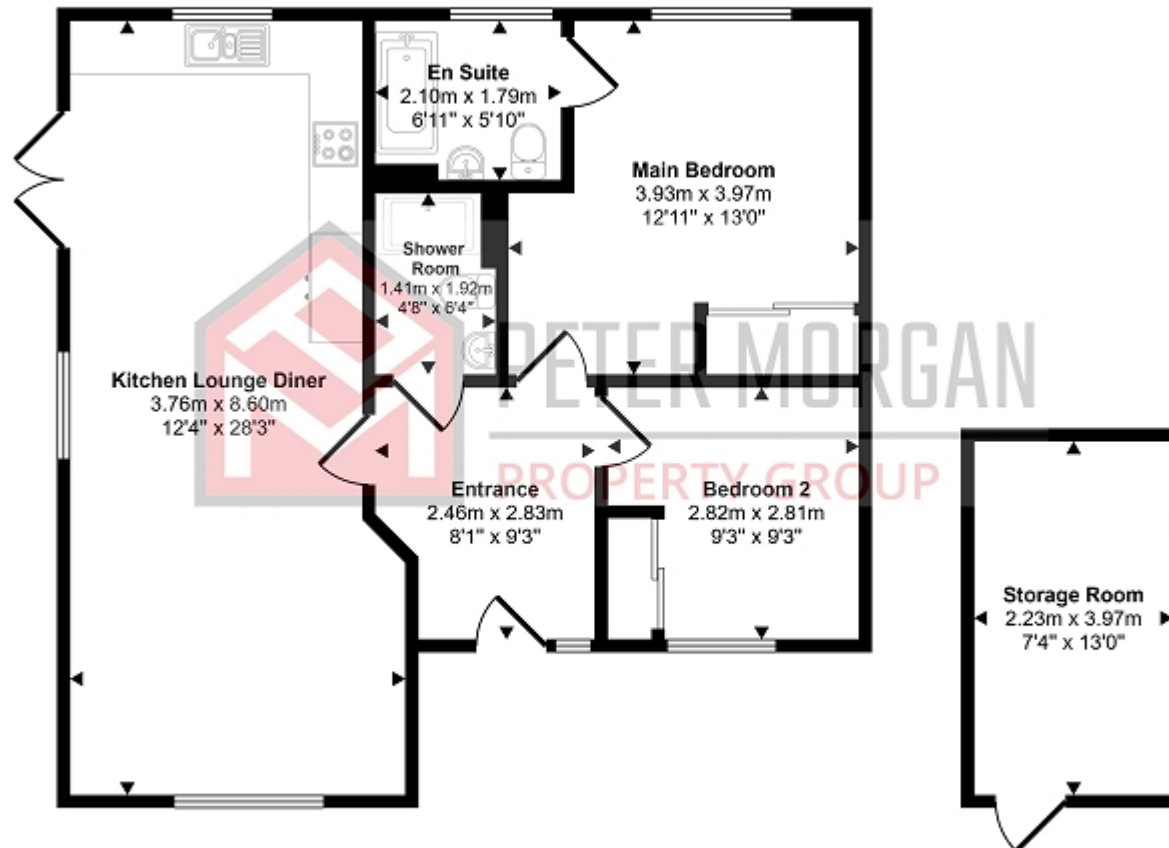
Freehold







Approx Gross Internal Area
77 sq m / 824 sq ft




Floorplan
Approx 68 sq m / 729 sq ft

Storage Room
Approx 9 sq m / 95 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		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(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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