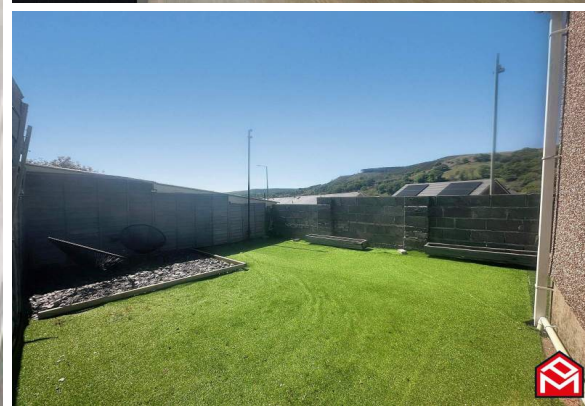


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**64 Lloyd Street, Caerau, Maesteg, Bridgend County, CF34 0RA**



**PETER MORGAN**

**£180,000**

### **Main Features**

- End terraced house
- 4 bedrooms
- Modern kitchen
- Lounge / dining room
- Ground floor bathroom and first floor ensuite
- Detached outbuilding
- Situated within 2 miles from Maesteg Town centre
- Convenient for local school, bus link and cycle track / Nature Reserve
- uPVC double glazing and combi gas central heating
- Council Tax Band: B. EPC: D

### **General Information**

FOUR BEDROOM, END TERRACED HOUSE WITH OPEN PLAN LOUNGE / DINING ROOM, NEWLY FITTED MODERN KITCHEN, LOW MAINTENANCE AREA TO FRONT AND FLAT ARTIFICIAL TURF PATIO AREA WITH ACCESS TO REAR AND DETACHED OUTBUILDING.

Situated within 2 miles from Maesteg Town centre. Convenient for local school, bus link and cycle track / Nature Reserve.

The property comprises ground floor porch, hallway, lounge/dining room with bay window, kitchen, rear hallway and bathroom. First floor landing, bedroom one with en suite bathroom and 3 further bedrooms. Attic room with velux window. Externally there is a low maintenance forecourt style front garden and to the rear there is a low maintenance patio area with rear access and detached outbuilding.

This home benefits from Combi gas central heating and uPVC double glazing.

### **GROUND FLOOR**

### **Hallway**

uPVC double glazed front door. Laminate cheveron flooring. Wall mounted electric meter and consumer unit. Gas meter. Glazed door to lounge/dining room. Panelled door to kitchen.

### **Lounge/Dining Room**

Open plan room comprising uPVC double glazed bay window. Vertical radiators. Feature fireplace. Laminate flooring. TV and telephone connections. Double glazed doors to small conservatory area.

### **Kitchen**

uPVC double glazed window to side. Modern pale grey fitted wall mounted and base units. Laminate worktops. One and a half bowl sink unit with mixer tap. Tiled splashback. Integrated oven, grill and ceramic hob. Plumbing for washing machine and dishwasher. Vertical radiator. Laminate flooring. White panelled door to..

### **Rear Hallway**

uPVC double glazed door to rear. Cloaks cupboard. Tiled floor.

### **Shower Room**

uPVC double glazed window to rear. 3 piece suite comprising close coupled W.C, hand wash basin set in unit with mixer tap, walk in shower with tray, overhead shower and glass screen. Part tiled walls. Extractor fan. Tiled floor. Vertical radiator.

### **FIRST FLOOR**

### **Landing**

Carpeted stairs and landing with white panelled doors to bedrooms. Carpeted staircase to loft room.

### Bedroom 1

uPVC double glazed window to side. Venetian blind and curtains. Laminate flooring. Radiator. White panelled door leading to...

### En-Suite Bathroom

uPVC double glazed window to rear. Venetian blind. Radiator. 3 piece suite in white comprising close coupled w.c, pedestal hand wash basin and corner bath with overhead electric shower. Radiator.

### Bedroom 2

uPVC double glazed window to rear. Fitted venetian blind. Radiator. Laminate flooring. Airing cupboard housing wall mounted Combi gas central heating boiler.

### Bedroom 3

uPVC double glazed window to front with fitted venetian blind. Radiator. Laminate flooring.

### Bedroom 4

uPVC double glazed window to front with fitted venetian blind. Radiator. Laminate flooring. Fitted wardrobes.

### Loft Room

### EXTERIOR

#### Front Garden

Elevated forecourt style front garden with galvanised steel gate and railings. Brick pillars.

### Rear Garden

Courtyard style rear garden laid with artificial lawn. Rear pedestrian gated access.

### Storage Outbuilding

Detached storage 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 Electric, Mains Drainage, Mains Water, Mains Gas

### Current council tax banding

B

### Current heating type

Combi

### Tenure

Freehold

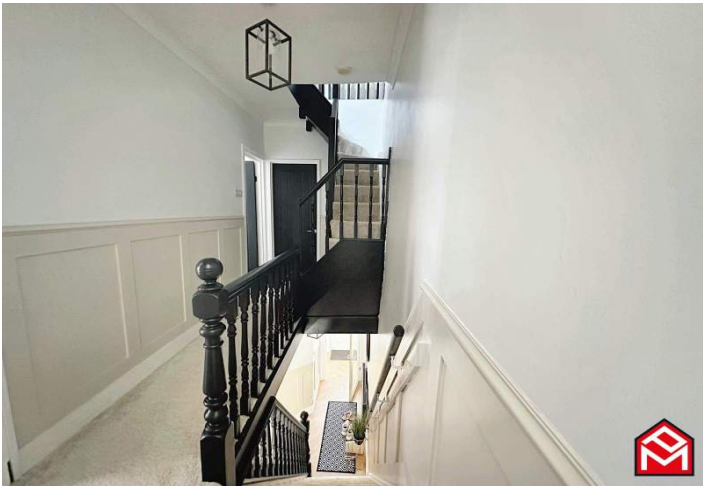




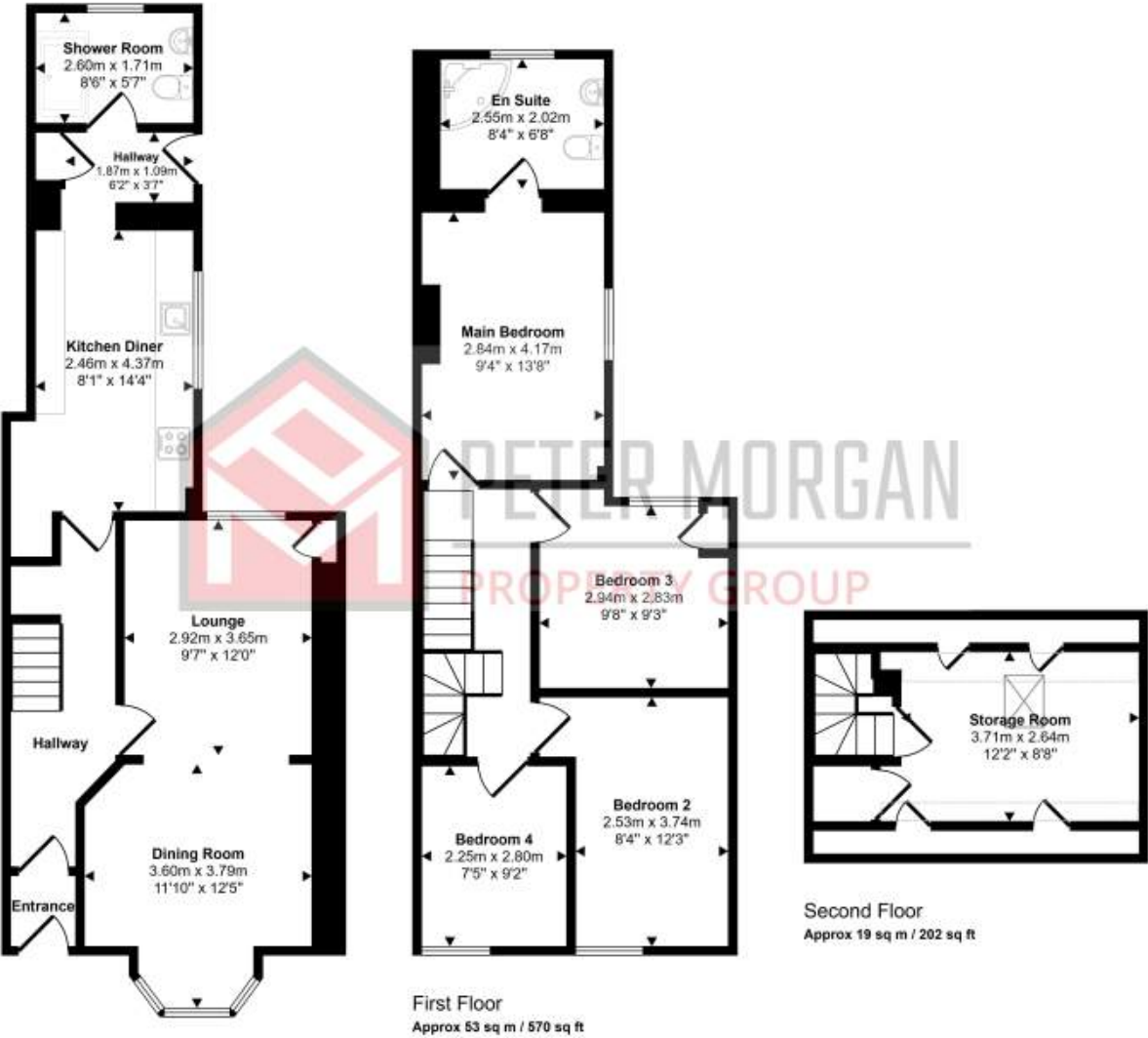








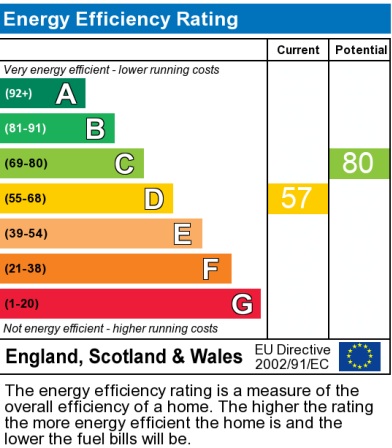
Approx Gross Internal Area  
129 sq m / 1387 sq ft



Denotes head height below 1.5m

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.

64 Lloyd Street, Caerau, Maesteg, Bridgend County, CF34 0RA



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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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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