

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



9 West Street, Maesteg, Bridgend County, CF34 9AF

£140,000



PETER MORGAN

Main Features

- 4 bedroom mid terraced house
- Lounge and dining room
- Ground floor shower room and first floor bathroom
- Fitted kitchen
- Enclosed rear garden
- Convenient for town centre amenities
- Approximately 0.4 miles to Maesteg Town Centre
- Approximately 8.2 miles from Junction 36 of the M4 at Sarn Services
- uPVC double glazing and gas central heating
- Council Tax Band: B. EPC:

General Information

4 BEDROOM MID TERRACED HOME WITH OPEN PLAN LOUNGE DINING ROOM, GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM AND ENCLOSED REAR GARDEN.

This home has accommodation comprising ground floor entrance porch, hallway, lounge, dining room, kitchen, utility area and shower room. First floor landing, bathroom and 4 bedrooms. Rear garden. The property has uPVC double glazing and 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 that 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

Traditional mosaic type tiled floor. Brick effect walls. Electrical consumer unit. Electric meter.

Hallway

Fitted carpet. Radiator.

Lounge

uPVC double glazed sash windows to front. Wood flooring. Electric fire with wooden surround. Radiator.

Dining Room

uPVC double glazed window. Wood effect flooring. Fireplace with surround. Radiator.

Kitchen

uPVC double glazed window to rear. A range of wall mounted and base units with matching worktops. Splashback. Stainless steel sink unit. Space for cooker. Space for dishwasher. Tile effect flooring.

Utility Area

uPVC double glazed door to rear. uPVC double glazed window to rear. Access to boiler. Tile effect flooring. Plumbing for washing machine.

Shower Room

uPVC double glazed window to rear. Shower cubicle with electric shower. WC. Wash hand basin. Tile effect flooring. Radiator.

FIRST FLOOR

Landing

Fitted carpet. Access to attic space. Access to storage cupboard.

Family Bathroom

uPVC window. 3 piece suite comprising bath, WC and wash hand basin set in vanity base unit, offering storage. Fully tiled walls. Carpet. Radiator. PVC ceiling.

Bedroom 1

uPVC double glazed windows front. Wardrobes with overhead storage cupboards. Fitted carpet. Radiator.

Bedroom 2

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

Bedroom 3

uPVC double glazed window. Fitted carpet. Radiator.

Bedroom 4

uPVC double glazed window. Fitted carpet. Radiator.

EXTERIOR

Rear Garden

Enclosed rear garden laid with patio and lawned area. A range of mature shrubs and plants. Access to W.C and outhouse.

Garage

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

Current council tax banding B

Current heating type Gas

Tenure Freehold





9 West Street, Maesteg, Bridgend County, CF34 9AF

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(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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