

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
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**The Telegraph**



19 Wesley Street, Maesteg, Bridgend. CF34 0PY



**£99,950**

### Main Features

- REDUCED EPC=E
- A THREE BEDROOM PROPERTY
- POTENTIAL INVESTMENT OPPORTUNITY
- VACANT POSSESSION
- ENCLOSED REAR GARDEN
- REAR GARAGE
- COUNCIL TAX BAND - A
- ENERGY RATING - E
- OFFERS IN THE REGION OF £99,950

### General Information

A stone fronted mid terrace property situated within walking distance of Maesteg Town Centre and all amenities including bus and train station and local Primary and Secondary Schools.

The accommodation briefly comprises entrance hallway, lounge, kitchen, ground floor bathroom, first floor landing two double bedrooms and third single bedroom. The property has uPVC double glazing and combi gas central heating. Low maintenance paved Enclosed garden to the rear, with rear access with brick built outhouse with space for one vehicle.

The property is now being sold vacant possession . Internal viewing recommended.

### GROUND FLOOR

#### Hallway

(11' 11" x 3' 4") or (3.64m x 1.01m)

Upvc panelled front door. Laminate flooring, plastered walls, plastered ceiling, wall mounted radiator, light fitting to ceiling aspect, wood panel door leading to

#### Reception Room One

(21' 10" x 11' 4") or (6.65m x 3.45m)

Reception room One. Upvc double glazed window to the front and rear aspect, laminate flooring and radiators to front and rear walls. Coving. Plastered ceilings. Wallpaper to the main feature wall. light fitting. Part Wood panel door leading to

#### Kitchen

(10' 3" x 9' 6") or (3.12m x 2.90m)

Fitted kitchen with a range of base and wall units in white high gloss with chrome fittings, complimentary work surface, stainless steel sink unit, chrome gas hob and electric oven, chrome cooker hood, splashback tiling, ceramic tiling to the floor, space for fridge/freezer, plumbed for automatic washing machine, coved and plastered ceiling, spotlighting, uPVC windows to the rear with open aspect views to the rear garden, uPVC fully obscured glazed door to the side.

#### Bathroom

(11' 3" x 4' 5") or (3.43m x 1.35m)

Comprising of a white suite including a bath with shower over, wash hand basin and a low level WC. A frosted uPVC double glazed window to the side aspect, part tiled walls and cushion flooring. Spotlights to ceiling. Wood panel door.

### FIRST FLOOR

#### Bedroom 1

(8' 8" x 9' 1") or (2.65m x 2.77m)

Good Sized bedroom, comprising of carpet flooring, uPVC Double glazing facing the rear aspect, plastered and neutral emulsioned walls, wall mounted radiator. Light fitting to ceiling. wood panel door leading to

## Bedroom 2

(13' 6" x 8' 2") or (4.12m x 2.49m)

Good Sized second bedroom, comprising of carpet flooring, uPVC Double glazing facing front aspect, plastered and neutral emulsioned walls, wall mounted radiator. Light fitting to ceiling. Wood panel door leading to

## Bedroom 3

(10' 9" x 6' 9") or (3.27m x 2.07m)

Third bedroom, comprising of carpet flooring, uPVC Double glazing facing the front aspect, plastered and neutral emulsioned walls, wall mounted radiator. Light fitting to ceiling. Wood panel door.

## Viewings

Strictly By Appointment Only

## Utilities


Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** Not Specified

**Current heating type** Combi

**Tenure (To be confirmed)** Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(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 ?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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