

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



29 Station Street, Maesteg, Bridgend. CF34 9AL



£105,000

Main Features

- NEW ON THE MARKET ER=E
- A TWO BEDROOM GOOD SIZED PROPERTY
- TWO RECEPTION ROOMS
- REAR GARAGE WITH ELECTRIC ROLLER DOORS
- ENCLOSED GARDEN
- COUNCIL BAND = B
- OFFERS IN THE REGION OF £105,000
- NEED A MORTGAGE? WE CAN HELP
- NO CHAIN

General Information

NEW ON THE MARKET: A good sized Two Bedroom property has become available. The property is within walking distance to Maesteg Town Centre, the main public transport links, local supermarkets and local schools. This central location property is ideal for families or a first time buyer. The property comprises of a low maintenance garden and benefits from its power supplied rear garage. The size on this property is very deceiving and can only be appreciated by viewing. The property is on the market for offers in the region of £110,000. council band = B.

FIRST FLOOR

Hallway

(13' 0" x 3' 3") or (3.97m x 0.98m)

Upvc glass obscured panelled front door, Laminate flooring, wallpapered walls, artex ceiling, wall mounted radiator, light fitting to ceiling aspect, coving to ceiling, wood panel door leading to

Reception Room One

(10' 6" x 11' 0") or (3.20m x 3.36m)

Reception room One. Upvc double glazed bay window to the front aspect, radiator to under sill wall, coving to ceiling, laminate flooring. Artexed ceiling. light fitting to ceiling. Wood panel door leading to

Reception Room Two

(11' 6" x 11' 11") or (3.50m x 3.63m)

Reception room Two. Upvc double glazed window to the rear aspect, radiator to under sill window, laminate flooring, Coving. Artexed ceilings. plastered walls, Fireplace to the main feature wall with marble effect hearth with wooden surround. light fitting to ceiling. Wood panel door leading to

Kitchen

(12' 8" x 8' 6") or (3.86m x 2.58m)

Generous size fitted kitchen with a range of base and wall units in white, complimentary work surface, stainless steel sink unit, chrome gas hob and electric oven, built in unit extractors fan, splashback tiling, ceramic tiling to the floor, intergrated fridge/freezer, plumbed for automatic washing machine, coved and plastered ceiling, light fitting to ceiling, uPVC windows to the side, wood panel door leading to

Bathroom

(5' 6" x 5' 5") or (1.68m x 1.66m)

Comprising of a white suite including bath and wash hand basin A frosted uPVC double glazed window to the rear, tiled walls and tile flooring.

W.C.

(5' 6" x 2' 9") or (1.67m x 0.83m)

Separate low level W.C, double glazed obscured glass window facing the rear, tiled walls, tiled flooring with wood panel door

GROUND FLOOR

Landing

(13' 0" x 5' 2") or (3.95m x 1.57m)

Landing comprising of carpet flooring, Artexed ceiling, wallpapered walls, wooden balustrade, Upvc double glazed window facing rear

Bedroom One

(8' 7" x 8' 4") or (2.62m x 2.54m)

First Bedroom, comprising of carpet flooring, uPVC Double glazing facing rear aspect, Artexed ceiling, plastered walls, wall mounted radiator. Storage cupboard containing newly fitted combi boiler.

Bedroom Two

(10' 10" x 14' 1") or (3.31m x 4.28m)

Good Sized second bedroom, comprising of carpet flooring, Two uPVC Double glazing facing front aspect, plastered walls, wall mounted radiator, light fitting to ceiling, wood panel door.

EXTERNAL

Garden

Obscured double glazed door leading out the concrete courtyard, steps leading to paved patio area leading to garage with power and electric key fob controlled door

Mortgage Advice

For a free no obligation mortgage review, please contact our us on 0330 056 3555 and ask to speak to one of our advisors. (fees may apply only on mortgage completion)

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains gas, mains water, mains drainage

Current council tax banding B

Current heating type Combi

Tenure (To be confirmed) Freehold





Ground Floor

29 Station Street

1st Floor

All measurements are approximate and for display purposes only.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	49	
(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 ?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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