

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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20 River Street, Maesteg, Bridgend. CF34 9YR



£99,950

Main Features

- NEW TO MARKET EPC=D
- A THREE BEDROOM PROPERTY
- SITUATED CLOSE TO TOWN CENTRE
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- REAR LANE ACCESS
- COUNCIL TAX BAND = B
- OFFERS IN THE REGION OF £99,950
- NEED MORTGAGE ADVICE? WE CAN HELP
- NO CHAIN

General Information

NEW TO MARKET: We are pleased to bring to market, this mid terraced property, situated on River Street, Maesteg. The property comprises of, entrance hall, dining room, lounge, kitchen, shower room and separate W.C to the ground floor. To the first floor, three spacious bedrooms. Externally the property benefits from an enclosed rear garden with laid to lawn area and rear access. Located within walking distance to Maesteg centre with all its local shops and amenities. Viewing is highly recommended.

GROUND FLOOR

Porch

(11' 11" x 3' 3") or (3.64m x 0.99m)

Upvc panelled front door, Laminate flooring, wallpapered walls, artexed ceiling, light fitting to ceiling aspect, part wood part glass panel door leading to

Reception Room One

(21' 6" x 13' 4") or (6.56m x 4.06m)

Reception room One. Upvc double glazed window to the front aspect, Two mounted radiators. Part wallpapered walls part wood panelling. laminate flooring. Coving. Artex ceilings. Two alcoves to the main wall. light fitting to ceiling. Two wall lights. Wood panel door leading to

Reception Room Two

(8' 6" x 9' 9") or (2.58m x 2.98m)

Reception room Two. single pane glazed window facing into kitchen, laminate flooring and radiator. Coving. Plastered ceilings. Plastered walls. light fitting. Wood panel door leading to

Kitchen

(14' 2" x 5' 8") or (4.32m x 1.73m)

fitted kitchen with a range of base and wall units in oak, complimentary work surface, sink unit and drainer, electric hob and electric oven, splash back tiling, vinyl flooring, space for fridge/freezer, plumbed for automatic washing machine, plastered ceiling, velux double glazed window, uPVC rear door with obscured glass with side uPVC fully obscured glazed window to the side. Single pane glass window facing into reception room one. Storage cupboard containing newly fitted combi boiler.

Shower Room

(6' 8" x 5' 10") or (2.03m x 1.79m)

Comprising of a white suite including a walk in shower cubicle. Wash hand basin with surround vanity unit. Frosted uPVC double glazed window to the rear, part tiled walls and vinyl flooring.

W.C.

(5' 11" x 2' 11") or (1.81m x 0.89m)

white suite including a low level WC. A frosted uPVC double glazed window to the rear, plastered walls and vinyl flooring.

FIRST FLOOR

Bedroom 1

(10' 9" x 9' 7") or (3.28m x 2.91m)

Good Sized bedroom, comprising of carpet flooring, uPVC Double glazing, wallpapered walls, wall mounted radiator, light fitting to ceiling, wood panel door leading to

Bedroom 2

(11' 6" x 9' 11") or (3.51m x 3.03m)

Good Sized second bedroom, comprising of carpet flooring, uPVC Double glazing, wallpapered walls, wall mounted radiator, artex ceiling, Light fitting to ceiling, Wood panel door leading to

Bedroom 3

(8' 6" x 6' 0") or (2.59m x 1.82m)

Third bedroom, comprising of carpet flooring, uPVC Double glazing, wallpapered walls, wall mounted radiator. light fitting to ceiling. wood panel door.

EXTERNAL

Garden

Enclosed low maintenance rear garden, immediate Concrete courtyard with leading pathway to the rear access gate, laid to lawn area and small outbuilding.

Mortgage Advice

For personal independent mortgage advice, free of charge and without obligation, contact us on 0330 056 3555 and we will happily arrange an appointment with one of our financial advisors

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding B

Current heating type Combi

Tenure Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(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 ?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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