

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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53 Duffryn Road, Maesteg, Bridgend. CF34 0UA



Offers Over £60,000

Main Features

- NEW ON THE MARKET
- TWO DOUBLE BEDROOMS
- GREAT POTENTIAL INVESTMENT
- TENANT CAN REMAIN
- COUNCIL TAX BAND - A
- ENERGY RATING - D
- OFFERS IN THE REGION OF £60,000

General Information

Situated in a mid terraced position with far reaching & hillside views from all windows, convenient for local amenities, bus stop & cycle track, approximately 2 miles from Maesteg Town Centre & rail link, 10 miles from the M4 at Junction 36 & 8 miles to Junction 40 if heading West.

This home has accommodation comprising hallway, first floor W.C, lounge, kitchen, first floor landing, store cupboard, bathroom & 2 double bedrooms.

There is a shared entrance to the front & communal parking to basement.

The property benefits from, uPVC double glazing gas central heating.

GROUND FLOOR

Hallway

(15' 5" x 5' 7") or (4.71m x 1.71m)

Fitted carpet, staircase to first floor landing, access to kitchen, w.c. and lounge.

Living Area

(13' 9" x 14' 11") or (4.18m x 4.55m)

uPVC double glazed window to the rear, fitted carpet, fireplace, radiator.

Kitchen

(7' 6" x 9' 6") or (2.28m x 2.89m)

uPVC double glazed window to the front, a range of fitted wall mounted and base unit in cream with complimentary work surfaces, built in stainless steel oven, gas hob and chimney extractor fan, built -in stainless steel sink unit, tiled splashbacks, cushion flooring, plumbed for automatic washing machine, space for fridge/ freezer.

W.C.

(4' 6" x 3' 5") or (1.37m x 1.03m)

Low level w.c. and wash hand basin.

FIRST FLOOR

Bedroom 1

(13' 9" x 8' 9") or (4.19m x 2.67m)

uPVC double glazed window to the rear with views, fitted carpet, radiator.

Bedroom 2

(13' 9" x 9' 10") or (4.19m x 2.99m)

uPVC double glazed window to the front, fitted carpet, radiator.

Shower Room

(6' 1" x 7' 6") or (1.85m x 2.28m)

Tiled shower cubicle, wash hand basin and low level wc.

EXTERIOR

Steps up to the front access. Paved communal pathway to the front.

Council Tax Band

A

EPC Rating

D

Viewings

Strictly By Appointment Only

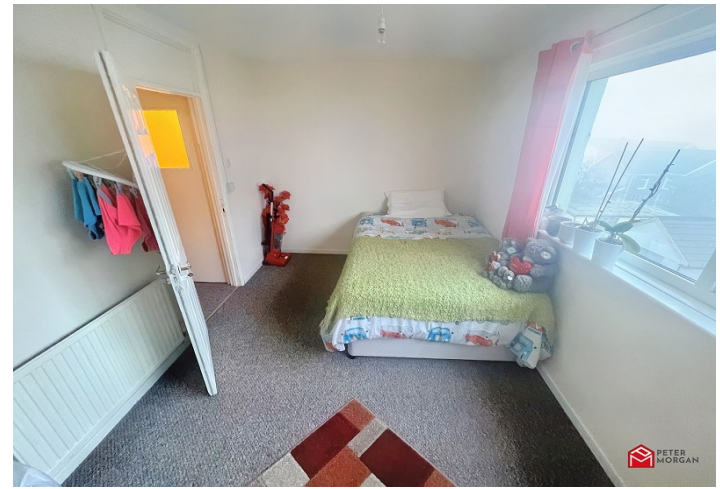
Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding A

Current heating type Combi

Tenure (To be confirmed) Leasehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		71
(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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