

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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90 Llwydarth Road, Maesteg, Bridgend. CF34 9EU



£140,000

Main Features

- Semi - Detached Property
- Two Bedroom
- Front and Rear Gardens
- Great Valley Views
- Great FTB
- Modern Throughout
- EPC - D
- Council Tax Band - B

General Information

A semi-detached two bedroom property situated close to Maesteg Town Centre and close to all local amenities. Property consists of porch way, open plan living, dining room and kitchen to the ground floor. Two bedrooms and Four piece bathroom to the first floor. Tiered rear garden with patio area. Steps to the front garden leading to patio sitting area and lawned section and side lane access. Ideal for first time buyer.

GROUND FLOOR

Lounge

(12' 3" x 8' 10") or (3.73m x 2.70m)

Lounge. Upvc double glazed Bay window to the front aspect, Laminate wood flooring with under sill radiator. Coving. Plastered ceilings. Two alcoves to the main wall. Block brick feature with log burner. Light fitting to ceiling.

Dining Area

(13' 0" x 11' 2") or (3.96m x 3.40m)

Dining Area. Laminate wood flooring and radiator. Coving. Plastered ceilings. Two alcoves to the main wall. Upvc window facing rear aspect.

Kitchen

(12' 3" x 8' 10") or (3.73m x 2.70m)

Quality fitted kitchen with a range of base and wall units with curved grey high gloss units, complimentary work surface. Modern central island, stainless steel sink unit, electric induction cooker hob, chrome cooker hood, built in electric oven and microwave. Attractive splashback tiling. Wood laminate flooring. Integrated fridge freezer, plumbed for automatic washing machine, coved and plastered ceiling, Velux window to ceiling, uPVC windows one to the side Upvc window leading to rear garden.

FIRST FLOOR

Bathroom

(8' 9" x 6' 3") or (2.66m x 1.91m)

Comprising of a neutral suite including a modern bath with separate shower cubicle, wash hand basin and a low level WC. A frosted uPVC double glazed window to the rear, tiled walls from floor to ceiling, plastered ceiling. modern wood panel door.

Bedroom 2 (Rear)

(12' 0" x 7' 10") or (3.67m x 2.39m)

Good Sized second bedroom, comprising of laminate flooring, uPVC Double glazing, plastered and neutral emulsioned walls, wall mounted under sill radiator

Master Bedroom

(14' 0" x 9' 5") or (4.26m x 2.88m)

Master bedroom, comprising of laminate flooring, 2 x uPVC Double glazed windows, plastered and neutral emulsioned walls, wall mounted radiator.

EXTERNAL

Rear Garden

To the rear there is an enclosed garden. The kitchen Upvc door leads directly onto a small paved courtyard, with small steps leading to a patio area. Following on you have a overgrown grassed area which leads to woodland.

Front Garden

Steps leading up to a paved sitting area with a tiered grass section and side access

EPC Rating

TBC

Council Tax Band

B

Mortgage Advice

PM Financial is the mortgage partner in the Peter Morgan Property Group .With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice .Please feel free to contact us on 03300 563 555 email us at maesteg@petermorgan.net (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

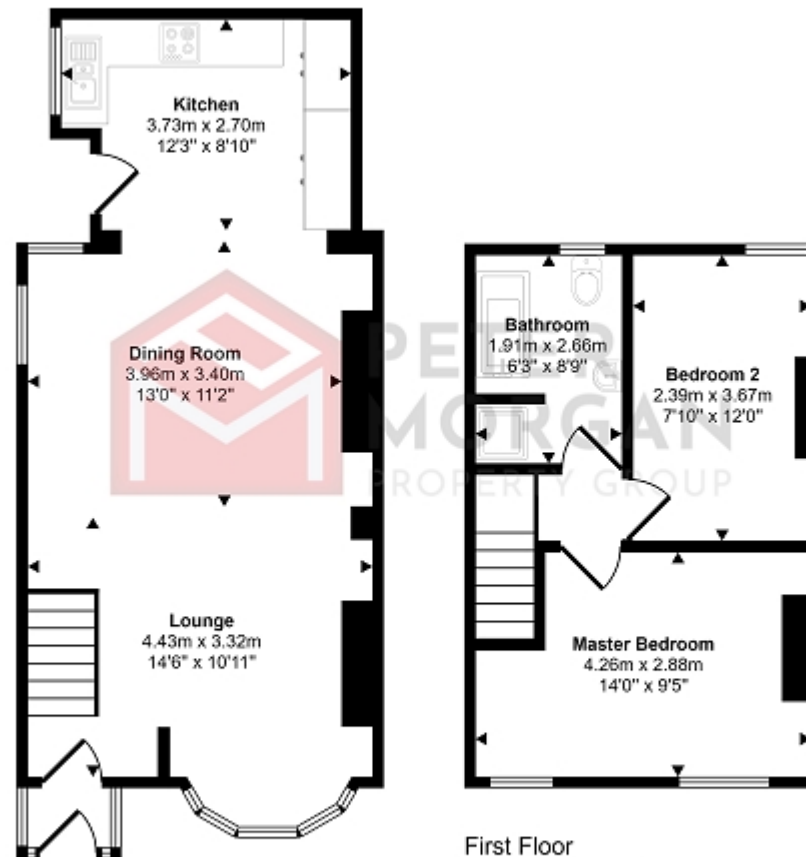
Current council tax banding B

Current heating type Combi

Tenure Freehold




Approx Gross Internal Area
71 sq m / 768 sq ft



Ground Floor
Approx 42 sq m / 455 sq ft

First Floor
Approx 29 sq m / 313 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(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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