

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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Amaroo Maesteg Road, Llangynwyd, Maesteg, Bridgend. CF34 9SN



£150,000 Guide Price

Main Features

- Four Bedrooms ER - C
- Potential Basement Living Space
- Wonderful Views
- Modern Method of Auction
- Buyers Fees Apply
- Subject to Reserve Price
- 10% deposit payable
- Driveway
- Garage

General Information

THIS PROPERTY IS FOR SALE BY MODERN METHOD OF AUCTION POWERED BY IAMSOLD LTD - STARTING BID £150,000 PLUS RESERVATION FEE.

A Four bedroom property located in the popular village of Llangynwyd, Maesteg. The property is ideally located for access to many countryside walks and is within walking distance of local primary and comprehensive schools and bus routes between Maesteg and Bridgend. The property is also within a 15 minute drive to J36 of the M4, making it ideal for commuting. The property offers spacious and versatile accommodation as well as off road parking for multiple vehicles and an single garage and basement which could be adapted as extra living space. Viewing highly recommended to fully appreciate all this property has to offer.

Auctioneer Comments:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer

during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

GROUND FLOOR

Hallway And Porch

Porch consisting of Upvc panelled front door and window, tile flooring, wood panelled walls, wood panelled ceiling, part wood part glass panel door leading to hallway with carpet flooring, carpeted stairs to first floor, wall mounted radiator, wallpapered walls. Part wood part glass panel door leading to ground floor W.C.

W.C.

Comprising of a suite including a shower, wash hand basin and a low level WC. A frosted uPVC double glazed window, part tiled part wood panel walls and tile flooring.

Lounge

(21' 9" x 14' 8") or (6.62m x 4.47m)

Reception room One. Upvc double glazed window to the front and rear with open aspect views of the mountains, Carpeted flooring with radiator under sill and additional radiator to back wall. Coving. Plastered ceilings. Two symmetrical light fittings to ceiling. Part Wood Part Glass panel door leading to

L - Shaped Kitchen

(9' 11" x 9' 1") or (3.01m x 2.77m)

L-shaped fitted kitchen with a range of oak effect base and wall units, complimentary work surface, stainless steel sink and drainer unit, freestanding gas cooker, splash back tiling, laminate flooring, space for fridge/freezer, ample space for large table and chairs, coved and plastered ceiling, lighting to central ceiling, two uPVC windows rear with open aspect views, one double radiator, uPVC fully glazed back door leading to the garden and basement.

Garage

(15' 9" x 12' 0") or (4.80m x 3.65m)

Electric roller door with boarded ceilings and stone floor. Power points throughout.

FIRST FLOOR

Living Room/ Bedroom

(18' 0" x 11' 8") or (5.49m x 3.55m)

Good Sized master bedroom, comprising of carpet flooring, uPVC Double glazed sliding patio door leading out to balcony area, plastered ceiling and papered walls, wall mounted radiator. central ceiling light fitting. part wood part glass panel door.

Bedroom 3

(8' 11" x 6' 9") or (2.73m x 2.06m)

Third bedroom, comprising of carpet flooring, uPVC Double glazing, plastered ceiling and papered walls, wall mounted radiator. light fitting to ceiling. Storage cupboard. Wood panel door.

Bedroom 2

(11' 2" x 9' 7") or (3.41m x 2.91m)

Second bedroom, comprising of carpet flooring, uPVC Double glazing, plastered ceiling and papered walls, wall mounted under sill radiator. light fitting to ceiling. Mirrored fitted sliding wardrobes. Wood panel door.

Bedroom 1 (Rear)

Main bedroom, comprising of carpet flooring, uPVC Double glazing with rear aspect views, plastered ceiling and papered walls, wall mounted under sill radiator. light fitting to ceiling. Surround fitted wardrobes. Wood panel door.

Bathroom

(8' 11" x 5' 5") or (2.73m x 1.66m)

Suite is Comprising of a bath, wash hand basin with vanity unit and a low level WC. A frosted uPVC double glazed window, tiled walls, carpet flooring, wood panel ceiling. light fitting to central ceiling, back wall lighting. Wood panel door.

BASEMENT

(21' 11" x 10' 3") or (6.68m x 3.12m)

Large under house basement with potential for living space, contains Baxi combination boiler and additional back room storage

EXTERIOR

Front Garden

Paved driveway for multiple cars leading to garage. Generous sized patio area with minimal steps to an additional paved area. Balcony area with wrought iron railings.

Rear Garden

Steps from the property leading to a patio sitting area and well maintained lawn area. The garden is enclosed by fencing and shrubbery.

EPC Ratings

D

Mortgage Advice

For personal independent mortgage advice, free of charge and without obligation, contact us at our Maesteg office and we will arrange a meeting with one of our award winning advisors call us on 0330 056 3555 or email on maesteg@petermorgan.net

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains gas, mains water, mains drainage

Current council tax banding C

Current heating type Combi

Tenure (To be confirmed) Freehold

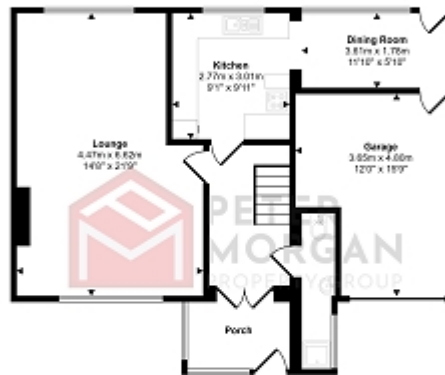




Approx Gross Internal Area
961 sq m / 1030 sq ft



Basement
Approx 22 sq m / 238 sq ft




Ground Floor
Approx 75 sq m / 811 sq ft



First Floor
Approx 53 sq m / 570 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 its responsibility is placed on any agent, contractor or subcontractor. Some of these such as bathroom fixtures and representations only and may not look like the real items. Made with Make Snappy 201.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(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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