



2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



22 Garth Avenue, Maesteg, Bridgend. CF34 0UJ



£159,950

Main Features

- Freehold
- Semi-Detached Dormer Bungalow
- Three Bedrooms
- Lounge and Dining Room
- Kitchen/Diner
- Council Tax Band - D
- EPC - E

General Information

We are pleased to bring to market, this semi detached bungalow situated on Garth Avenue, Maesteg. The property offers; entrance hall, lounge with bay window, dining room (or fourth bedroom) kitchen/diner, bedroom one and bathroom to ground floor. Bedroom two and three to first floor. Externally, the property benefits from a paved patio area to front with spacious driveway which can accommodate a number of vehicles. Outbuilding and paved patio area to the enclosed rear garden. Located just a short drive from Maesteg centre, its in close proximity to local shops and schools, along with Maesteg Train Station. Viewing is highly recommended.

Hallway

Hallway Upvc panelled front door, carpet flooring, plastered walls, plastered ceiling, wall mounted radiator, light fitting to ceiling aspect, wood panel door leading to

Lounge

(12' 6" x 11' 10") or (3.82m x 3.61m)

Lounge. Upvc double glazed bay window to the front aspect, carpeted flooring. Two wall mounted double radiators. Wall Papered walls and ceilings. Two alcoves to the main wall, one containing uPVC window. Gas fire with wooden mantel to main wall. Ceiling light fitting. Wood panel door.

Kitchen / Dining Area

(17' 10" x 8' 3") or (5.43m x 2.52m)

Generous size fitted kitchen with a range of base and wall units complimentary work surface, sink unit and drainer with chrome mixer taps, splashback tiling, ceramic tiling to the floor, space for fridge/freezer, plumbed for automatic washing machine, space for tumble dryer or dishwasher, ample space for large table and chairs, two uPVC windows one to the side and one to the rear with open aspect views to the rear, one double radiator, uPVC fully obscured glazed door to the side.

Shower Room

(11' 9" x 7' 4") or (3.58m x 2.24m)

Comprising of a white suite including a assisted walk in shower cubicle, a low level WC. fitted vanity unit with wash hand basin. A frosted uPVC double glazed window, part tiled walls part plastered walls and vinyl flooring. Wood panel doors containing storage and combination boiler.

Bedroom 3

(10' 6" x 8' 9") or (3.19m x 2.66m)

Good Sized third bedroom, comprising of carpet flooring, uPVC Double glazing, wallpapered walls, wall mounted radiator. Wood panel door leading in.

Dining Room/ Bedroom 4

(11' 9" x 8' 11") or (3.59m x 2.71m)

Comprising of carpet flooring, uPVC Double glazing, wallpapered walls, wall mounted radiator. Wood panel door leading in. Staircase leading to first floor.

Bedroom 2

(11' 11" x 8' 0") or (3.62m x 2.44m)

Good Sized second bedroom, comprising of carpet flooring, uPVC Double glazing, part plastered, part wood panelled walls, wall mounted radiator. Wood panel sliding door containing storage.

Main Bathroom

(12' 2" x 10' 2") or (3.72m x 3.10m)

Good Sized main bedroom, comprising of carpet flooring, uPVC Double glazing, plastered and wood panelled walls, wall mounted radiator. Loft eaves. Multiple storage cupboards. Wood panel door leading in.

Mortgage Advice

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

EPC Rating

E

Council Tax Band

B

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains drainage, mains gas

Current council tax banding D

Current heating type Combi

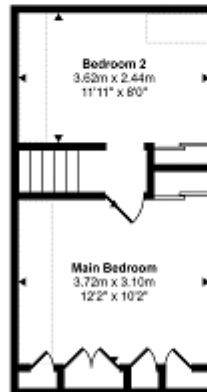
Tenure Freehold



Approx Gross Internal Area
94 sq m / 1016 sq ft




Ground Floor
Approx 69 sq m / 741 sq ft



First Floor
Approx 26 sq m / 276 sq ft

Denotes head height below 1.5m

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 | | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 52 | |
| (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.

Neath Port Talbot Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW



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Bridgend County Branch
16 Dunraven Place, Bridgend. CF31 1JD
bridgendcounty@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

