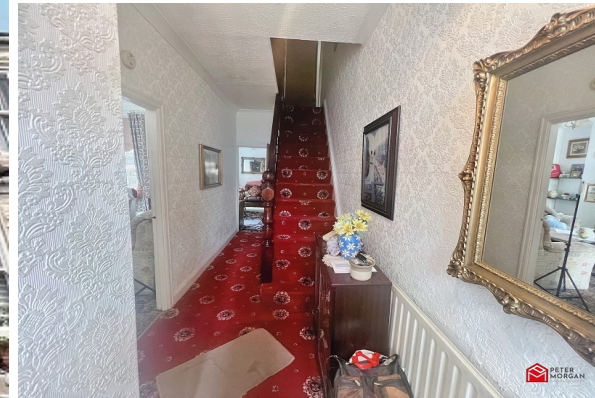


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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33 Garnwen Terrace, Maesteg, Bridgend. CF34 0ET



£144,950 Guide Price

Main Features

- Freehold
- Semi-Detached
- Three Bedroom
- Two Reception Rooms
- Great Sized Property
- Central Location
- Council Tax Band - C
- EPC Rating- E
- No Chain

General Information

Peter Morgan Property Group are pleased to present this great sized Three Bedroom property in the Nantyllyllon Area of Maesteg. The property is within walking distance to the Town Centre, the main public transport links and the local supermarkets. This central location property is an ideal property for families or a first time buyer. The garden in this property is a wonderful space with elevated laid to lawn area separated with a pathway. The views from the garden area are beautiful and the area also benefits from side entrance. The property consists of hallway with some original features, lounge, dining room and kitchen to the ground floor with Three good sized bedrooms and family bathroom to the first floor. Viewing's come highly recommended.

GROUND FLOOR

Hallway And Porch

Hallway Upvc panelled front door, carpet flooring, wallpapered walls, artex ceiling, wall mounted radiator, light fitting to ceiling aspect, Wooden balustrade leading to the first floor. Wood panel door leading to

Lounge

Reception room One. Georgian style aluminium double glazed window to the front and back aspect, carpet flooring and under sill radiators. Coving. Artexed ceilings. Papered walls. Gas fire with wooden mantle surround to main wall. Wood panel door leading in.

Dining Room

Dining Room, Georgian style aluminium double glazed window to the side aspect, carpet flooring and under sill radiator. Coving. Artex ceiling, wall papered walls. Under stair storage Cupboard. light fitting with ceiling rose. Wood panel door leading to

Kitchen

Fitted kitchen with a range of base and wall units, complimentary work surface, stainless steel sink and drainer unit, freestanding gas cooker, splashback tiling, ceramic tiling to the floor, space for fridge/freezer, plumbed for automatic washing machine, coved and artex ceiling, fluorescent ceiling tube lighting, one double radiator, two Georgian style aluminium double glazed windows one to the side and one to the rear with open aspect views.

FIRST FLOOR

Bedroom 1

Good Sized bedroom, comprising of carpet flooring, uPVC Double glazing, papered walls, wall mounted radiator. wooden shutter doors containing storage. Georgian style aluminium double glazed window to the back aspect. Light fitting to central ceiling. Wood panel door leading in.

Bedroom 2

Good Sized bedroom, comprising of carpet flooring, papered walls, wall mounted radiator. Light fitting to central ceiling with ceiling rose. Georgian style aluminium double glazed window to the front aspect. Wood panel door leading in.

Bedroom 3

Bedroom Three, comprising of carpet flooring, papered walls, wall mounted radiator. Light fitting to central ceiling. Georgian style aluminium double glazed window to the front aspect. Wood panel door leading in.

Bathroom

Comprising of a grey suite including a corner bath with shower over, wash hand basin and a low level WC. A frosted Georgian style aluminium double glazed window, carpet flooring, tiled walls, wall mounted radiator. Light fitting to central ceiling. Wooden shutter doors containing storage and gas tank.

EXTERIOR

Front Entrance

Front entrance forecourt comprising of brick wall with wrought iron railings. Steps leading to property and side access.

Rear Garden

Paved rear area courtyard with stone steps leading to additional small patio area and laid to lawn area separated with concrete footpath.

EPC Rating

E

Council Tax Band

C

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 or 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 C

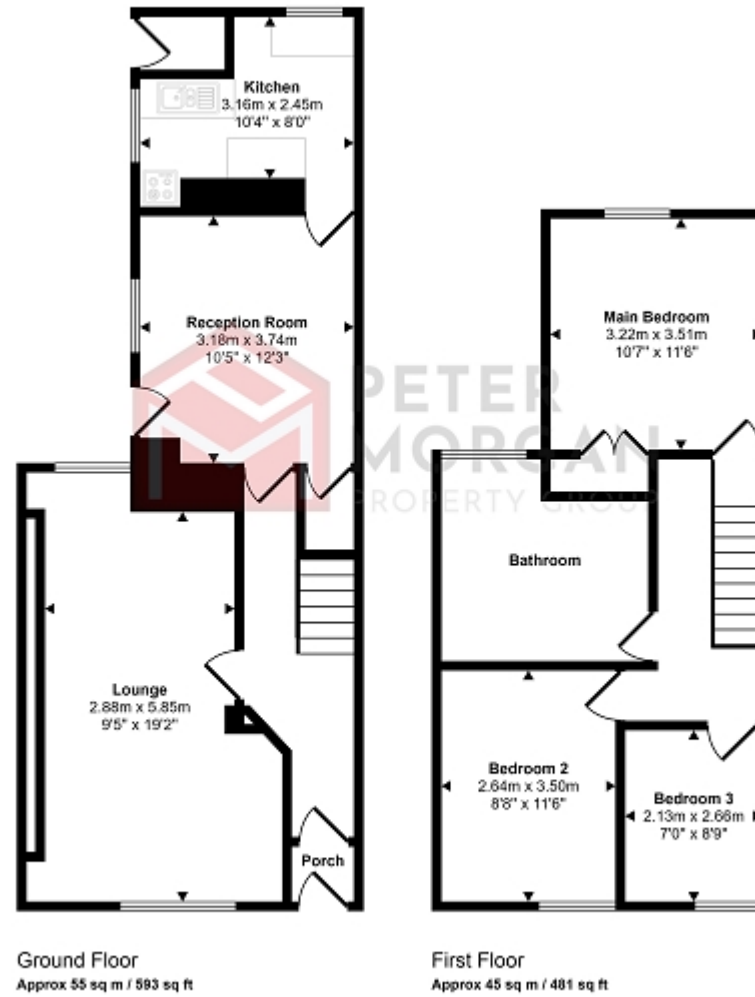
Current heating type Gas Tank

Tenure (To be confirmed) Freehold






Approx Gross Internal Area
100 sq m / 1074 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 Shappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	44	
(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

