

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



18 Cwm-du Street, Maesteg, Bridgend. CF34 0NR



£79,950

Main Features

- Freehold
- Two Bedroom Property
- Great BTL Investment Opportunity
- Ideal Property for FTB
- Good Condition Kitchen and Bathroom
- Central Location
- EPC Rating - C
- Council Tax Band - A

General Information

Peter Morgan Property Group are pleased to offer this great Investment or First Time Purchase opportunity. This mid terrace property is in a convenient location for Maesteg Town Centre, local Primary and Secondary Schools, Maesteg Swimming Pool, Children's play area, playing fields and public transport routes which makes it the ideal rental property.

The accommodation briefly comprises of lounge, kitchen/diner, inner hallway leading to a three piece bathroom suite with shower over bath, first floor landing and two bedrooms. The property has uPVC double glazing and combi gas central heating. Garden to the rear.

Viewing comes highly recommended.

Garden Photos to Follow.

GROUND FLOOR

Hallway

Hallway Upvc panelled front door, tile flooring, plastered ceiling, wall mounted radiator, wood panel door leading to

Lounge

(10' 0" x 15' 5") or (3.06m x 4.69m)

Reception room. Upvc double glazed window to the front aspect, laminate flooring and back and front wall radiator. Coving. Ceiling beams. 2 x ceiling light fitting.

Kitchen

(10' 2" x 10' 9") or (3.09m x 3.27m)

Generous size fitted kitchen with a range of base and wall units. Complimentary work surface, stainless steel sink and drainer unit, electric induction electric oven, chrome cooker hood, 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 table and chairs, one double radiator, coved and plastered ceiling, Light fitting to central ceiling, uPVC window one to the rear with open aspect views to the rear.

Bathroom

(8' 1" x 5' 11") or (2.47m x 1.81m)

Comprising of a white suite including a bath with shower over, wash hand basin and a low level WC. A frosted uPVC double glazed window. Tiled walls and flooring. Wall mounted radiator. Wood panel door leading in.

FIRST FLOOR

Bedroom 1

(15' 5" x 7' 5") or (4.70m x 2.26m)

Good sized main bedroom, laminate flooring, uPVC Double glazing, wall mounted radiator. Wood panel door leading in.

Bedroom 2

(10' 5" x 11' 3") or (3.18m x 3.42m)

Good Sized second bedroom, comprising of laminate flooring, uPVC Double glazing, wall mounted radiator. Wood panel door containing storage cupboard and combination boiler. Wood panel door leading in.

EXTERIOR

Rear Garden

Enclosed low maintenance rear garden with outbuilding.

EPC Rating

C

Council Tax Band

A

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 drainage, mains gas

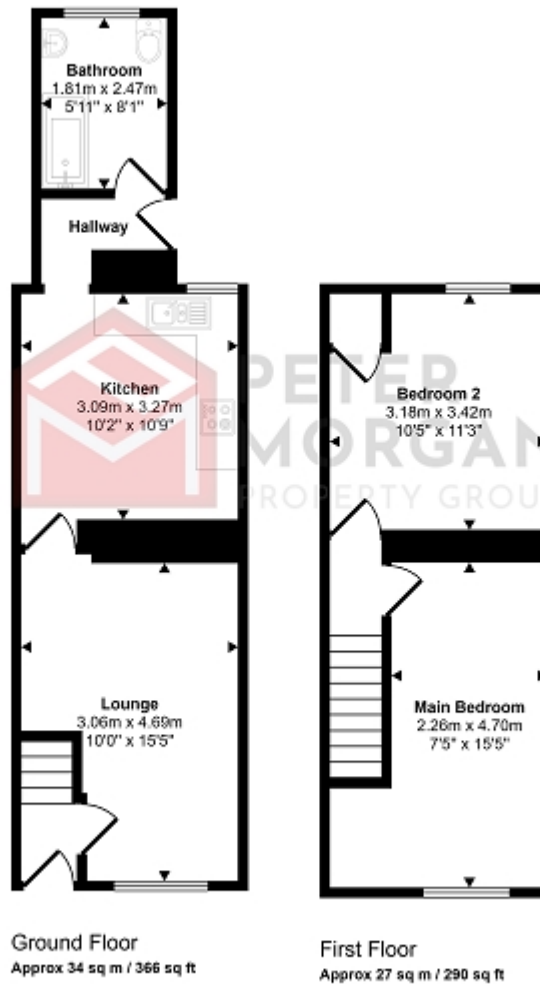
Current council tax banding A

Current heating type Combi


Tenure Freehold



Approx Gross Internal Area
81 sq m / 656 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		88
(69-80) C	69	
(55-68) D		
(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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