

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



13 Victoria Street, Maesteg, Bridgend. CF34 0YP



£125,000

Main Features

- Mid Terrace Property
- Three Storey
- Kitchen/Diner
- Three Bedrooms
- Enclosed Rear Garden
- No Chain
- Need A Mortgage? We Can Help!
- Council Tax Band: A. EPC:E

General Information

We are pleased to bring to market, this mid terrace, three storey property, situated on Victoria Street, Maesteg. The property has recently been refurbished throughout to high standard. The property comprises of; plenty of storage, family bathroom and kitchen/diner to the lower ground floor, a spacious lounge and WC to the ground floor and three bedrooms to the first floor. Externally, the property benefits from an enclosed rear garden with mountain views. Located within walking distance to local shops and main bus routes. Viewing is highly recommended.

Entrance Hall

(6' 9" x 3' 4") or (2.07m x 1.01m)

Entrance via part glazed PVC door, staircase, wall mounted electric meter, laminate flooring.

Lounge

(21' 0" x 11' 6") or (6.41m x 3.50m)

Window to front and rear elevation, radiator x2, laminate flooring. Door leading to.

W.C.

(4' 2" x 3' 2") or (1.27m x 0.97m)

Frosted window to rear elevation, tiled walls, close coupled WC, hand basin, radiator, tiled flooring.

LOWER FLOOR

Kitchen/Diner

(11' 0" x 10' 10") or (3.35m x 3.30m)

Newly fitted window to rear elevation, newly fitted range of wall/base fitted units, with complimentary central island, stainless steel inset sink, attractive tiled splash back, under stairs storage, waterproof laminate flooring. New fitted glazed PVC door to exit.

Dining Area

(7' 2" x 8' 4") or (2.19m x 2.54m)

Waterproof laminate flooring, plastered walls, plastered ceiling, spotlights to ceiling, newly fitted glazed PVC window. Cupboard containing storage and combination boiler

Bathroom

(5' 6" x 5' 5") or (1.67m x 1.66m)

Newly fitted three piece suite. Frosted window to rear elevation, bath with glass screen, close coupled WC, hand basin, tiled walls, vinyl flooring and wall mounted towel rail.

FIRST FLOOR

Landing

Entrance to loft, window to rear elevation, fitted carpet. Doors leading to.

Bedroom One

(12' 10" x 8' 7") or (3.92m x 2.61m)

Window to front elevation, radiator, newly fitted carpet.

Bedroom Two

(8' 11" x 8' 10") or (2.73m x 2.70m)

Window to rear elevation, radiator, newly fitted carpet.

Bedroom Three

(9' 5" x 6' 8") or (2.88m x 2.02m)

Window to front elevation, radiator, newly fitted carpet.

EXTERNAL

Garden

Enclosed rear garden with laid to lawn.

Mortgage Advice

For a free no obligation mortgage review, please contact us on 0330 056 3555 and ask to speak to one of our advisors. (fees may apply only on mortgage completion)

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding A

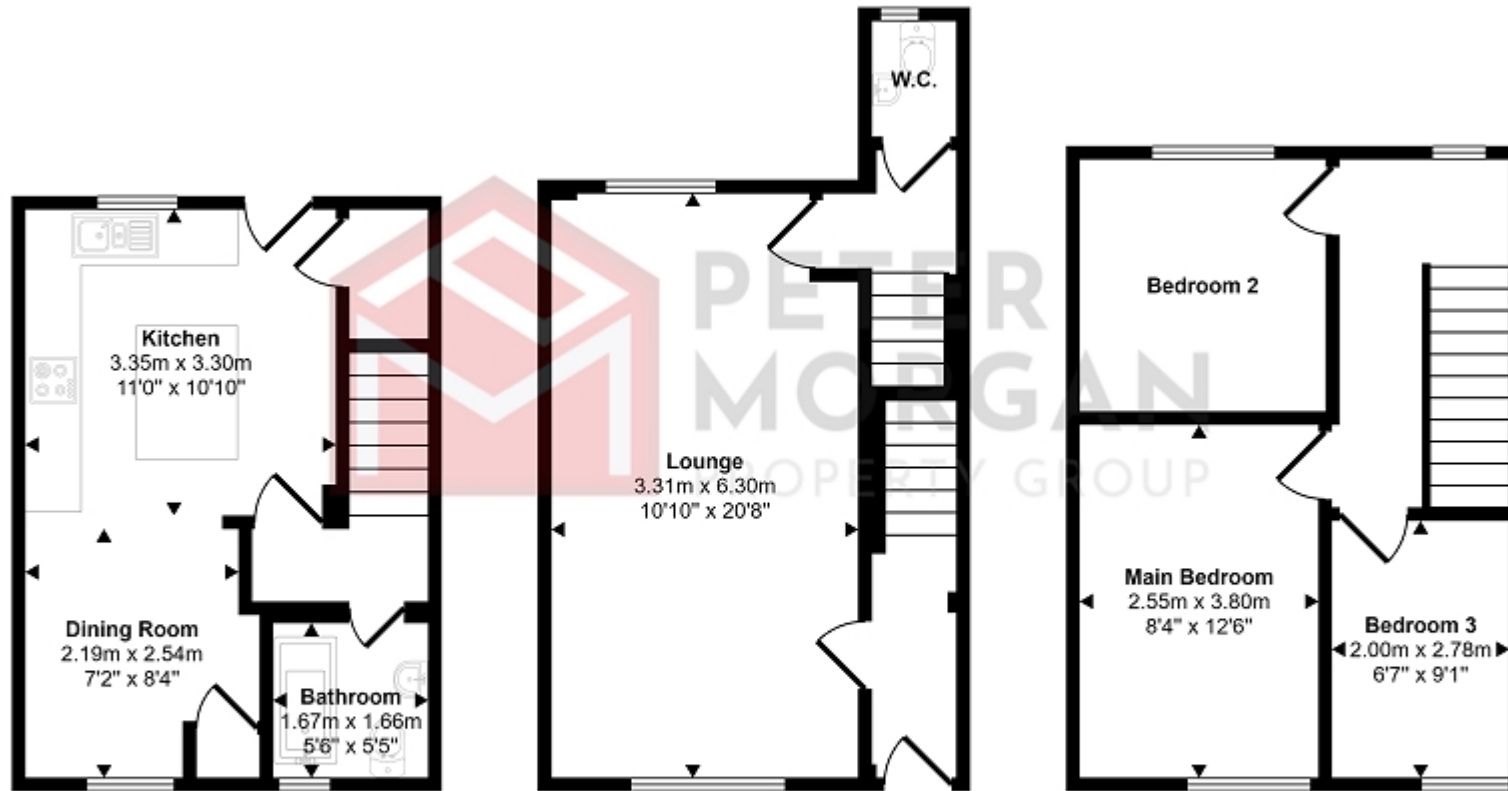
Current heating type Gas

Tenure Freehold





Approx Gross Internal Area
87 sq m / 938 sq ft



Lower Ground Floor
Approx 26 sq m / 281 sq ft

Ground Floor
Approx 30 sq m / 319 sq ft

First Floor
Approx 31 sq m / 338 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		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(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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