

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



22 Barnardo Street, Maesteg, Bridgend. CF34 0HT



£55,000

Main Features

- ASSUMED FREEHOLD
- IDEAL INVESTMENT OPPORTUNITY
- SPACIOUS PROPERTY
- TWO BEDROOM PROPERTY
- COUNCIL TAX BAND - B
- EPC RATING - E

General Information

Peter Morgan Property Group are now in receipt of an offer for the sum of £67,000 for 22 Barnardo Street.

Anyone wishing to place an offer on the property should contact Peter Morgan Property Group, 135 Commercial Street, Maesteg CF34 9DW, and telephone 03300 563 555 prior to exchange of contracts.

Spacious 2 bedroom property has the potential to be a 3 bedroom property is being brought to market. The property is situated within close proximity to schools, shops and other local amenities. Internally the property comprises of a smaller reception room and additional lounge and kitchen/diner to the ground floor. To the first floor there are 2 bedrooms and spacious through shower room. To the rear of the home there is a garden which is mainly concrete with a further raised borders and a gated rear access. The property is in need of work and throughout and would make an ideal first time buy or buy to let opportunity.

GROUND FLOOR

Reception Room One

(8' 8" x 15' 7") or (2.65m x 4.76m)

Reception Room Two

(11' 1" x 13' 1") or (3.39m x 3.99m)

Kitchen / Dining Room

(14' 10" x 16' 5") or (4.52m x 5.01m)

FIRST FLOOR

Bedroom 1 (Rear)

(16' 0" x 7' 1") or (4.87m x 2.17m)

Bedroom 2 (Front)

(18' 0" x 16' 1") or (5.49m x 4.91m)

Shower Room

(13' 0" x 10' 11") or (3.96m x 3.33m)

EXTERIOR

Rear Garden

Council Tax Band

B

EPC Rating

E

Viewings

Strictly By Appointment Only

Utilities


Mains electricity, mains water, mains gas, mains drainage

Current council tax banding B

Current heating type Gas Tank

Tenure Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



PETER MORGAN

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