



22 Barnardo Street, Maesteg, Bridgend. CF34 OHT

#### 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 Barnado 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

 $(14' 10" \times 16' 5")$  or  $(4.52m \times 5.01m)$ 

#### **FIRST FLOOR**

## Bedroom 1 (Rear)

 $(16' \ O'' \times 7' \ 1'') \ or \ (4.87m \times 2.17m)$ 

## **Bedroom 2 (Front)**

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

#### **Shower Room**

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

#### **EXTERIOR**

#### Rear Garden

#### **Council Tax Band**

В

## **EPC** Rating

Ε

## **Viewings**

Strictly By Appointment Only

## **Utilities**

Mains electricity, mains water, mains gas, mains drainage

Current council tax bandingBCurrent heating typeGas TankTenureFreehold









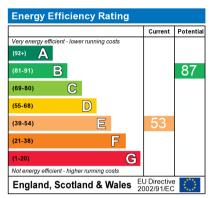








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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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 ?400,000 ?400,000 up to and including ?750,000 up to and including ?1,500,000 up to

# **Neath Port Talbot**

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# **Bridgend County Branch**

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