

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



**7 Station Street, Maesteg, Bridgend. CF34 9AL**



**£120,000**

## Main Features

- ASSUMED FREEHOLD
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- WONDERFUL VIEWS
- GREAT INVESTMENT OR FIRST TIME PURCHASE
- COUNCIL TAX BAND - B
- EPC RATING - D

## General Information

Peter Morgan Property Group are pleased to offer for sale this Three double Bedroom Mid Terraced Property For Sale, within walking distance of Maesteg Town Centre and all its amenities. The property comprises Entrance Hall, Two Reception Rooms, Kitchen, Rear Hall, Cloakroom and Family Bathroom with separate W.C to the Ground Floor. Landing area and Three Bedrooms to the First Floor. The property further benefits from Gas Central Heating, Upvc Double Glazing, water meter and a Private Rear Garden. Internal viewing highly recommended.

## GROUND FLOOR

### Entrance Hall

Skimmed and coved ceiling, skimmed walls, wood effect vinyl floor, carpeted stairs to First Floor and door to Reception Room one.

### Reception Room One

(12' 5" x 10' 4") or (3.79m x 3.15m)

Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, Upvc double glazed window to rear, coal effect gas fire set on a marble hearth with wooden mantle, door entrance to Kitchen and modern double doors to Reception Room Two.

### Reception Room Two

(10' 0" x 9' 9") or (3.05m x 2.96m)

Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, wall mounted radiator, Upvc double glazed window to front aspect, multi fuel log burner set on a tiled hearth in a stone fireplace with wooden mantle.

### Kitchen

(11' 9" x 9' 0") or (3.57m x 2.75m)

Generous size quality fitted kitchen with a range of base and wall units in with chrome fittings, complimentary work surface, stainless steel sink and drainer unit, chrome hob and integrated electric oven, cooker hood, splashback tiling, ceramic tiling to the floor, space for fridge/freezer, plumbed for automatic washing machine, space for tumble dryer or dishwasher, Upvc double glazed window to side, understairs storage and door to Rear entrance.

### Rear Entrance Hall

Textured ceiling, skimmed walls, Ceramic tiled floor, Upvc double glazed door to side and two doors leading off.

### W.C.

(3' 8" x 3' 5") or (1.12m x 1.04m)

Skimmed ceiling, skimmed and tiled walls, Upvc double glazed obscured glass window to rear, wall mounted gas combi boiler and low level w.c

## FIRST FLOOR

### Landing

Skimmed and coved ceiling with loft access via pull down ladder to a partially boarded attic space, skimmed walls, fitted carpet and three doors leading off.

### Bedroom 1

(13' 4" x 10' 1") or (4.06m x 3.07m)

Skimmed and coved ceiling, skimmed and papered walls, fitted carpet, radiator and two Upvc double glazed windows to front

### Bedroom 2

(12' 3" x 9' 0") or (3.73m x 2.74m)

Skimmed ceiling and walls, carpet flooring, radiator and two Upvc double glazed windows to side and rear.

### Bedroom 3

(12' 1" x 8' 2") or (3.69m x 2.49m)

Skimmed and coved ceiling, skimmed and papered walls, polished floorboards, radiator and Upvc double glazed window to rear.

## EXTERIOR

### Rear Garden

Patio and decking, bordered by wood panelled fencing and block wall, north facing views over Maesteg town centre and surrounding valley.

### EPC Ratings

D

### Council Tax Band

B

### 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](mailto: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** B

**Current heating type** Combi

**Tenure (To be confirmed)** Freehold

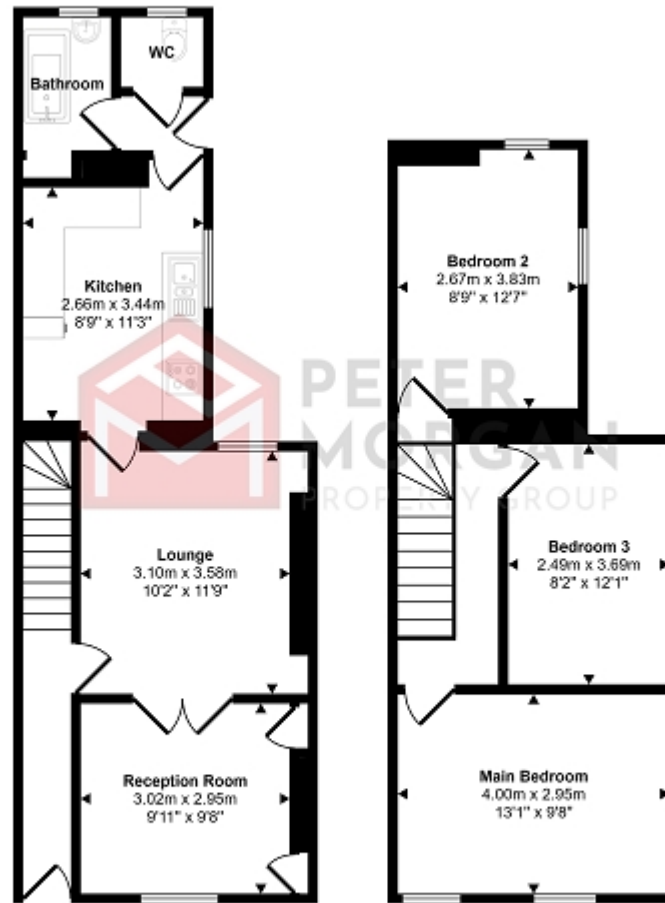









Approx Gross Internal Area  
82 sq m / 886 sq ft



Ground Floor  
Approx 44 sq m / 477 sq ft

First Floor  
Approx 38 sq m / 410 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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





Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



# PETER MORGAN

## POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

**Bridgend County Branch**  
16 Dunraven Place, Bridgend. CF31 1JD  
bridgendcounty@petermorgan.net  
VAT No : 821850148

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

