

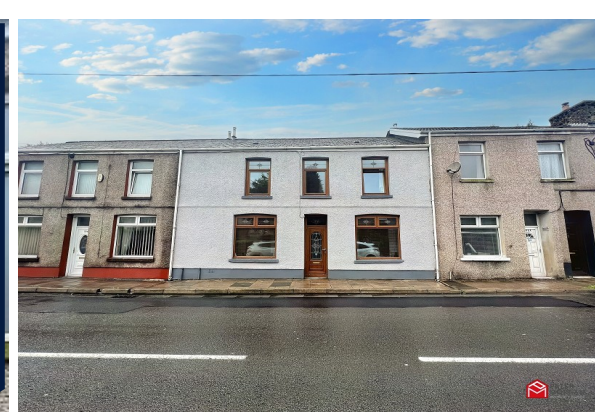


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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PETER MORGAN
PROPERTY GROUP

105 Castle Street, Maesteg, Bridgend. CF34 0AW



Offers In Region Of £154,950

Main Features

- IMMACULATELY PRESENTED
- THREE POTENTIAL FOUR GOOD SIZED BEDROOMS
- TWO RECEPTION ROOMS
- DOUBLE FRONTED
- GCH/UPVC THROUGHOUT
- REAR ENCLOSED GARDEN
- MASTER BEDROOM WITH WALK-IN WARDROBE
- GREAT CENTRAL LOCATION
- EPC - TBC
- COUNCIL TAX BAND - B

General Information

Situated in a highly convenient location for rail link, supermarket, town centre and local amenities. A central location within Maesteg. The M4 is accessible at Junction 36 (8 miles approx). Maesteg is located approximately 9 miles to the North of Bridgend and is approximately 30 miles from Cardiff City Centre, 7 miles from the Coastline at Aberavon or 12 miles at Porthcawl. The ex mining town is under redevelopment with major investment currently being made in redeveloping the Town Hall. There is a rail link to Cardiff and the local area has been regenerated to include cycle tracks and Nature Reserve nearby.

Within the Llynfi Valley there are various attractions, examples of which are Golf Club, Leisure Centre, Swimming Pool, Town Council, Historic Llangynwyd Village, Forestry Walks, Cricket, Rugby and Football Clubs, English and Welsh Medium Comprehensive Schools and more!

This property is immaculately presented with its modern interior throughout, it offers great al fresco dining opportunity with the benefits of a private rear garden. The accommodation comprises ground floor main entrance, dining room or fourth bedroom and main lounge, family bathroom and larger than average kitchen/diner. First floor spacious landing, 3 spacious bedrooms, with the master bedroom offering a walk-in wardrobe. Landscaped garden to the rear. The property benefits from uPVC double glazing, gas central heating. Viewing's to commence from July 17th 2023.

GROUND FLOOR

Entrance Area

uPVC entrance door, tile flooring, carpeted staircase leading to first floor

Dining/ Sitting/ 4th Bedroom/ Study

(9' 11" x 11' 5") or (3.03m x 3.49m)

Upvc double glazed window to the front aspect, laminate flooring and under sill radiator. Coving. Plastered ceilings. ceiling spotlights. Oak door leading in.

Lounge

(17' 0" x 10' 9") or (5.18m x 3.27m)

Upvc double glazed window to the front aspect, laminate flooring and wall mounted radiators. Coving. Plastered ceilings. Ceiling spotlighting. Three alcoves to the main wall. Ceiling spotlighting. Oak doors leading off.

Under Stairs Storage Area

Laminate flooring, wood panel door containing under stair storage.

Family Bathroom

(10' 0" x 5' 3") or (3.06m x 1.59m)

Comprising of a white suite including a modern bath with shower over, modern glass shower screen, freestanding wash hand basin and a low level WC. wall mounted radiator. Tile flooring, floor to ceiling ceramic tiles. A frosted uPVC double glazed window. Oak door leading in.

Kitchen / Dining Area

(14' 8" x 9' 8") or (4.46m x 2.95m)

Generous size quality fitted kitchen with a range of base and wall units in grey high gloss with chrome fittings, complimentary work surface, stainless steel sink unit, induction hob and electric oven, chrome cooker hood, attractive 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 large table and chairs, panelled ceiling, spotlighting, one double radiator, uPVC window with open aspect views to the rear, uPVC fully obscured glazed window to the side. uPVC double doors leading out to rear garden.

FIRST FLOOR

Landing

Carpet flooring. Wooden balustrade. uPVC window. Modern oak doors leading off.

Master Bedroom

(9' 11" x 17' 4") or (3.03m x 5.29m)

Larger than average master bedroom, comprising of laminate flooring, uPVC Double glazing, plastered and neutral emulsioned walls, ceiling spotlighting, wall mounted radiator. Oak door leading into walk-in wardrobe measuring 1.97m x 1.76m.

Bedroom 2 (Rear)

(9' 1" x 8' 4") or (2.77m x 2.53m)

Comprising of laminate flooring, uPVC Double glazing, plastered and neutral emulsioned walls, wall mounted radiator. Oak door containing combination boiler.

Bedroom 3 (Front)

(15' 0" x 8' 6") or (4.58m x 2.58m)

Good sized third bedroom, comprising of carpet flooring, Two uPVC Double glazed windows, plastered and emulsioned walls, wall mounted radiator. Ceiling spotlighting.

EXTERNAL

Rear Garden

Rear garden with separated paved area and artificial grass area. Combining of wood fence panels and block bricked walls.

EPC Rating

TBC

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 (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains gas, mains drainage, mains water

Current council tax banding B

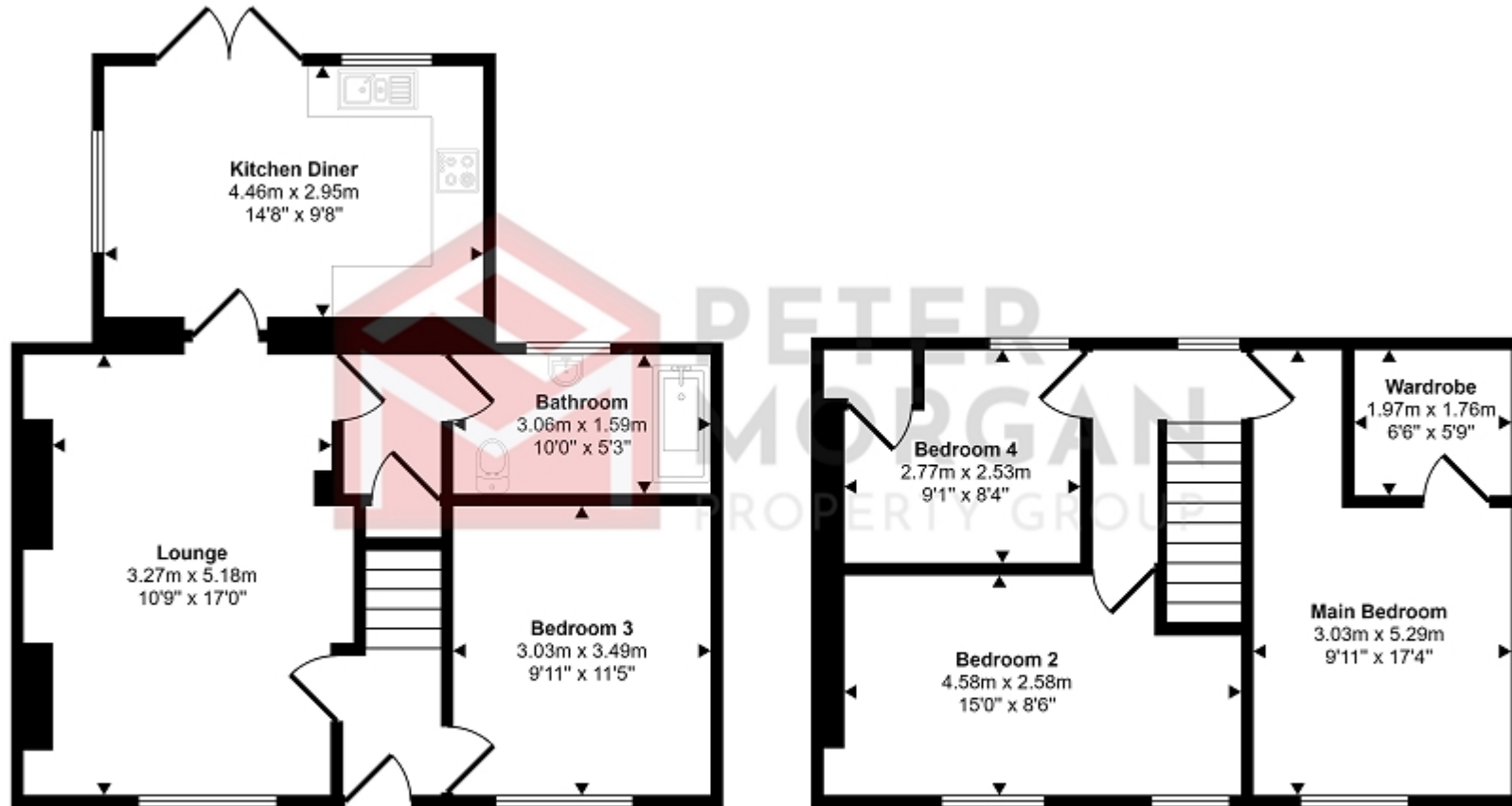
Current heating type Combi

Tenure (To be confirmed) Freehold






Approx Gross Internal Area
100 sq m / 1073 sq ft



Ground Floor
Approx 57 sq m / 614 sq ft

First Floor
Approx 43 sq m / 459 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	70	
(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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