

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



58a High Street, Nantyllyllon, Maesteg, Bridgend. CF34 0BT



**£79,950**

## Main Features

- Mid Terrace ER=C
- Maisonette
- Immaculately Presented
- Two Bedrooms
- No Chain
- Need A Mortgage? We Can Help!

## General Information

We are pleased to bring to market this immaculately presented, mid terraced maisonette. Situated on High Street, Maesteg. The property offers; a spacious kitchen/diner offering plenty of natural light, cosy lounge to the ground floor. To the first floor, generous sized bedrooms and family bathroom. Located just 2 minute drive from Maesteg centre with all its local shops and amenities. Viewing highly recommended to appreciate its size and condition.

## Kitchen/Diner

(10' 6" x 13' 7") or (3.20m x 4.15m)

Entrance via part glazed PVC door, staircase, window to front elevation, range of wall/base fitted units, extractor fan, gas hob, tiled splash back, plumbing for washing machine, radiator x2, tiled flooring. Door leading to.

## Lounge

(11' 8" x 13' 6") or (3.55m x 4.12m)

Window to side aspect, feature fireplace with surround and hearth, laminate flooring.

## FIRST FLOOR

### Landing

Fitted carpet, doors leading to.

## Bedroom One

(11' 10" x 10' 5") or (3.60m x 3.18m)

Window to front elevation, storage cupboard, radiator, fitted carpet.

## Bedroom Two

(7' 4" x 11' 10") or (2.24m x 3.60m)

Window to side aspect, radiator, storage cupboard, fitted carpet.

## Bathroom

(5' 1" x 7' 1") or (1.54m x 2.15m)

Frosted window to side aspect, panelled bath, close coupled WC, hand basin with under storage, radiator, vinyl flooring.

## 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 drainage, mains gas, mains water

**Current council tax banding** Not Specified

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold







Ground Floor

1st Floor

58A High Street

All measurements are approximate and for display purposes only




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1st Floor

58A High Street

All measurements are approximate and for display purposes only

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>	70	78
(55-68) <b>D</b>		
(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 Head Office

neath@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Lettings

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Financial Services

financial@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Bridgend

bridgend@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

### Maesteg

maesteg@petermorgan.net

135 Commercial St,  
Mid Glamorgan  
CF34 9DW

### Port Talbot

porttalbot@petermorgan.net

49 Station Road  
Mid Glamorgan  
SA13 1NW





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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Maesteg Branch  
135 Commercial Street, Maesteg. CF34 9DW  
maesteg@petermorgan.net  
Sales VAT No : 821850148  
Lettings VAT No : 33161993

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

