

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



26 Castle Street, Maesteg, Bridgend. CF34 9YH



£99,950

Main Features

- NEW TO MARKET
- A TWO BEDROOM PROPERTY
- SITUATED CLOSE TO MAESTEG TOWN CENTER
- IDEAL FIRST HOME OR INVESTMENT PROPERTY
- LARGE GARAGE
- COUNCIL TAX BAND = A
- OFFERS IN THE REGION OF £99,950
- NEED A MORTGAGE? WE CAN HELP

General Information

A Mid-Terraced property with rear garden and garage. Located within walking distance of Maesteg Town Centre, local shops and Primary and Secondary Schools. Internal viewing recommended. The property is being offered for sale with no chain and is in need of modernisation.

The accommodation briefly comprises of porch way, lounge, a second reception room, kitchen, shower room with separate w.c to the ground floor, first floor landing, two bedrooms with additional walk in area. The property has uPVC double glazing and a newly fitted Worcester combination boiler. The property has a brick built garage to the rear with secured uPVC windows and door.

Ideal first time purchase or investment property.

GROUND FLOOR

Porch

UPvc door with obscured glass leading in porch area with tile flooring. Wallpapered walls and Part Wood Part Glass panel door leading to

Reception Room One

(18' 5" x 11' 6") or (5.61m x 3.50m)

Reception room One. Upvc double glazed window to the front aspect, carpeted flooring, 2 x wall mounted radiator. Coving. Wallpapered ceilings. Wallpapered walls. fireplace to the main wall. light fitting to ceiling. Part Wood Part Glass panel door leading to

Reception Room Two

(11' 9" x 8' 0") or (3.59m x 2.43m)

Reception room Two. Upvc double glazed window to the front aspect, carpeted flooring and radiator. Plastered walls. Plastered ceilings. light fitting to ceiling. Part Wood Part Glass panel door leading to

Under Stairs Storage Area

(5' 5" x 5' 8") or (1.66m x 1.72m)

Kitchen

(12' 0" x 10' 3") or (3.65m x 3.12m)

Generous size fitted kitchen with a range of base and wall units complimentary work surface, stainless steel sink unit, chrome gas hob and electric oven, chrome extractor fan, splash back tiling, carpet flooring, space for fridge/freezer, plumbed for automatic washing machine, space for tumble dryer or dishwasher, ample space for table and chairs, plastered ceiling, light fitting to ceiling. uPVC window to the side. one double radiator, Part Wood Part obscured Glass panel door leading to

Shower Room

(7' 3" x 5' 9") or (2.20m x 1.74m)

Comprising of a white shower cubicle wash hand basin. A frosted uPVC double glazed window to the rear, cladding to walls, vinyl flooring and complimentary work surface with under counter units

W.C.

(6' 0" x 3' 2") or (1.82m x 0.97m)

Comprising of a white low level WC. A frosted uPVC double glazed window to the rear, tiled walls and vinyl flooring. Wood panel door leading to

FIRST FLOOR

Bedroom One

(12' 9" x 8' 5") or (3.88m x 2.56m)

Good Sized second bedroom, carpet flooring, uPVC Double glazing, plastered and neutral emulsioned walls, Artexed Ceiling. wall mounted radiator. Wood panel door leading to

(7' 2" x 4' 3") or (2.18m x 1.29m)

Bedroom Two

(20' 8" x 11' 4") or (6.29m x 3.45m)

Generous size master bedroom, comprising of carpet flooring, 2x uPVC Double glazing front facing, plastered walls, wallpapered ceiling. wall mounted radiator. Wood panel door.

EXTERNALLY

Garden

Courtyard leading out to paved steps and patio area. Small detached conservatory. Pathway leading to

Garage

(17' 7" x 10' 8") or (5.37m x 3.25m)

Great sized brick built garage with secure uPVC windows and door. Power points throughout and rear access

Viewing Arrangements

Viewing highly recommended

Mortgage Advice

PM Financial is the mortgage partner in the Peter Morgan Property Group .With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

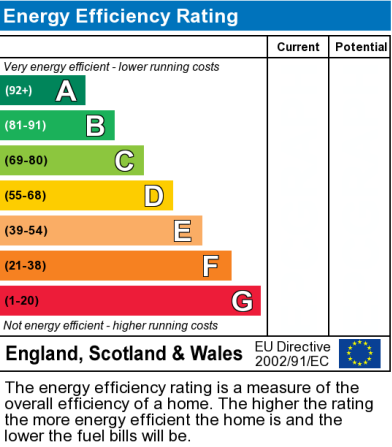
Mains electricity, mains water, mains gas, mains drainage

Current council tax banding A

Current heating type Combi

Tenure Freehold





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.



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