



18 Bethania Street, Maesteg, Bridgend. CF34 9EJ



Offers Over £75,000

Main Features

- NEW ON THE MARKET
- A ONE BEDROOM GROUND FLOOR FLAT
- OUTDOOR SPACE
- TENANT IN SITU
- WELL MAINTAINED
- MODERN INTERIOR
- OFFERS OVERS £75,000

General Information

NEW ON THE MARKET: A well presented One Bedroom property has become available close to Maesteg Town Centre. The property is within walking distance to the Town Centre, the main public transport links and the local supermarkets. This central location property is an ideal investment for someone looking for a hassle free Buy To Let, the property is currently rented out and has a tenant in situ who looks after the property very well. The property in a great standard property and needs minimum work. The property has low maintenance outdoor space. The Maesteg area is based in the Llynfi Valley, the town hall in the centre of MAesteg Town is currently under going a multi-million pound renovation project which is set to complete in the Spring of 2022. Once complete this will provide new opportunities and facilities to the local community and future generations and is a great area to start investing in.

Kitchen/Diner

(16' 2" x 15' 2") or (4.94m x 4.62m)

A spacious kitchen dining area. White gloss wall and base units and tiled splash back. Gas hob, Electric Oven and electric extractor hood. Plastered walls and ceilings, cushioned flooring throughout. Upvc double glazing.

Living Room

(12' 4" x 11' 7") or (3.75m x 3.54m)

Laminate Flooring throughout, artex ceilings, Radiator to left hand wall. Upvc Double glazed windows

Bathroom

(9' 4" x 9' 8") or (2.84m x 2.94m)

Comprising of a panelled bath, over bath shower, low level WC and wash hand basin. Tile flooring, part tiled walls, inset ceiling lighting and a vertical stainless steel heated towel rail.

Bedroom 1

(15' 9" x 14' 9") or (4.80m x 4.50m)

A spacious double bedroom with radiator and uPVC double glazed window to front and Upvc door leading to garden area. Laminate flooring throughout.

Vanity Area

(10' 4" x 4' 11") or (3.14m x 1.50m)

Laminate Flooring, Plastered walls, plastered ceilings

Viewings

Strictly By Appointment Only

Utilities

Current council tax banding Not Specified

Current heating type Not Specified

Tenure Not Specified



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.

Neath Head Office	Neath Lettings	Neath Financial Services	Bridgend	Maesteg	Port Talbot
neath@petermorgan.net	lettings@petermorgan.net	financial@petermorgan.net	bridgend@petermorgan.net	maesteg@petermorgan.net	porttalbot@petermorgan.net
33-35 Windor Road, West Glamorgan SA11 1NB	33-35 Windor Road, West Glamorgan SA11 1NB	33-35 Windor Road, West Glamorgan SA11 1NB	16 Dunraven Place, Mid Glamorgan CF31 1JD	135 Commercial St, Mid Glamorgan CF34 9DW	49 Station Road Mid Glamorgan SA13 1NW



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Maesteg Branch
135 Commercial Street, Maesteg. CF34 9DW
maesteg@petermorgan.net
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www.petermorgan.net
03300 563 555

