

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



30 Meadow Street, Maesteg, Bridgend. CF34 9YP



£120,000

Main Features

- Three bedroom property
- Large living/dining space
- Great sized kitchen
- Enclosed rear garden with rear access
- Walking distance to local town centre
- Great family home
- EPC - D
- Council Tax - B
- Need a mortgage? We can help

General Information

We are delighted to bring to market, this well presented, terraced property, located on Meadow Street, Maesteg. The property offers, entrance porch and hallway, a spacious lounge leading to dining area, spacious kitchen and family shower room to the ground floor. To the first floor, three bedrooms. Externally, the property benefits from an enclosed courtyard and garden with rear access. The property has been well looked after for many years and hosts a very warm and cosy ambience. Located just a short walk from Maesteg centre, with all its local shops and amenities, including the bus station, railway station and local swimming pool. Boasting convenient access to all major road links to Bridgend centre and the M4 and located within close proximity to 3 primary schools and the main secondary school. The property benefits from Upvc doors and windows throughout and 5year old gas combi boiler. Viewing is highly recommended.

GROUND FLOOR

Hallway

Hallway Upvc panelled front door, carpet flooring, wall papered walls, artexed ceiling, wall mounted radiator, light fitting to ceiling aspect, wood panel door leading to

Reception Room

(12' 6" x 11' 4") or (3.81m x 3.46m)

Reception room One. Single pane glazed window facing to the kitchen, with under sill radiator, carpeted flooring. Coving. Papered ceilings. Papered walls. Two alcoves to the main wall and electric fire place with marble effect hearth. light fitting. Part Wood Part Glass panel door leading to

Dining Room

(8' 10" x 12' 3") or (2.70m x 3.74m)

Upvc double glazed window to the front aspect, with under sill radiator. carpeted flooring and radiator. Coving. Papered ceiling. light fitting to central ceiling.

Kitchen / Dining Area

(10' 10" x 15' 1") or (3.31m x 4.60m)

Generous size fitted kitchen with a range of base and wall units, complimentary work surface, stainless steel sink and drainer unit, chrome electric plate hob and electric fan oven, 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, coved and artex ceiling, uPVC window to the rear with open aspect views to the rear, two double radiators, wood panel door leading out to the rear porch.

Rear Hallway

Wall mounted radiator.

Shower Room

(6' 9" x 5' 7") or (2.05m x 1.69m)

Comprising of a champagne suite with walk in shower cubicle, wash hand basin and a low level WC. A frosted uPVC double glazed window to the rear, tiled walls and tile flooring.

FIRST FLOOR

Master Bedroom

(12' 1" x 8' 1") or (3.68m x 2.46m)

Good Sized bedroom, comprising of carpet flooring, uPVC Double glazing, papered and neutral emulsioned walls. Fitted wardrobes to remain.

Bedroom 2

(7' 11" x 9' 4") or (2.41m x 2.84m)

Good Sized second bedroom, comprising of carpet flooring, uPVC Double glazing, papered and neutral emulsioned walls, cupboard containing combi-boiler.

Bedroom 3

(8' 9" x 6' 11") or (2.67m x 2.10m)

Good Sized bedroom, comprising of carpet flooring, uPVC Double glazing, papered and neutral emulsioned walls. Fitted wardrobes to remain.

EXTERNAL

Rear Garden

Enclosed paved rear garden with rear lane access, containing exterior tap. Garden shed to remain.

EPC Rating

D

Council Tax Band

B

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 or email us at maesteg@petermorgan.net (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

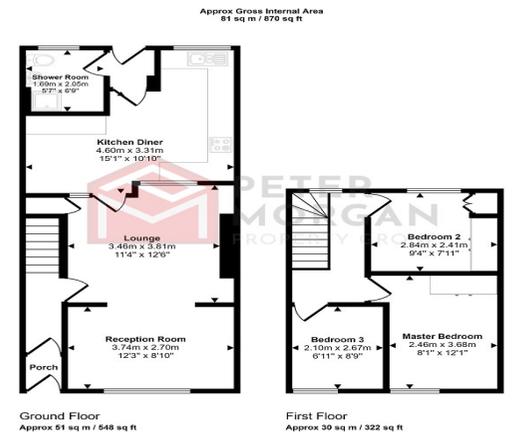
Mains electricity, mains gas, mains water, mains drainage

Current council tax banding B

Current heating type Combi

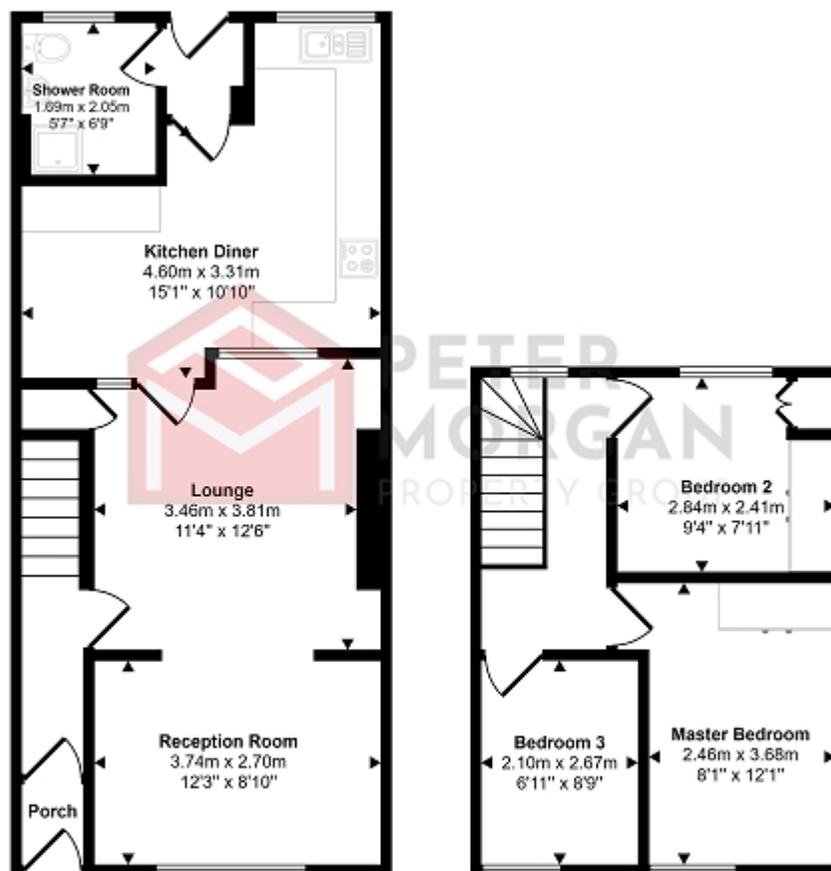
Tenure (To be confirmed) Freehold





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 representative only and may not look like the real items. Made with Magic Drawings 360.

Approx Gross Internal Area
81 sq m / 870 sq ft



Ground Floor
Approx 51 sq m / 548 sq ft

First Floor
Approx 30 sq m / 322 sq ft

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(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 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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