

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



37 Fairmeadows, Maesteg, Bridgend. CF34 9JL



£210,000

Main Features

- Three Bedroom ER; D
- Semi Detached Family Home.
- Driveway and Integral Garage.
- Modern Open Plan Living Space
- Recently Fitted Kitchen/Diner
- Enclosed Rear Garden.
- Sought After Location
- Walking Distance to Rail and Bus Links
- Council Tax Band - D

General Information

Peter Morgan Property Group are please to bring to market a three bedroom family home offering lots of potential. Located in the sought after area of Cwmfelin, Maesteg. Situated within close proximity to local schools, transport links and shops. The accommodation briefly comprises; entrance hall, cloakroom (in need of works), modern open plan lounge, kitchen/diner, conservatory and integral garage to the ground floor. To the first floor there are 3 bedrooms and a family bathroom. Externally the property offers a driveway for and garage. To the rear there is an enclosed low maintenance garden. This family home further benefits from UPVC double glazing throughout and gas central heating. Viewing is highly recommended.

GROUND FLOOR

Hallway

Upvc panelled front door, tile flooring, plastered walls, plastered ceiling, wall mounted radiator, light fitting to ceiling aspect, wood panel door leading to

Cloakroom

Plumbing available in need of works

Lounge

(25' 10" x 10' 8") or (7.88m x 3.26m)

Upvc double glazed window to the front aspect. Tile flooring. Plastered walls, Coving. Plastered ceilings. Ceiling light fitting. front and side walls radiators. Upvc double sliding patio doors.

Conservatory

(9' 6" x 8' 8") or (2.89m x 2.64m)

Upvc windows with polycarboante roof and laminate flooring.

Open Plan Kitchen/ Dining Room

(16' 11" x 10' 5") or (5.15m x 3.17m)

Fitted kitchen with a range of base and wall units in cream high gloss with complimentary oak work surface, black resin sink and drainer unit with solar black and chrome mixer tap , chrome gas hob and electric grill and oven, angled chimney cooker hood, ceramic tiling to the floor, integrated dishwasher, coved and plastered ceiling, spotlighting, and loft access. Integrated fridge freezer. Central room complimentary island. Two uPVC windows with open aspect views to the rear. uPVC obscured glazed panel door. Wall mounted column radiator. Oak fitted door leading to

Integral Garage

Garage with steel up and over door. Housing combi boiler and plumbing for automatic washing machine.

FIRST FLOOR

Landing

Upvc window. Carpet flooring, wooden spindle balustrade. Central ceiling light fitting. Doorways to multiple rooms.

Bedroom 1

(13' 11" x 10' 4") or (4.24m x 3.14m)

uPVC Double glazing, carpet flooring. Under sill wall mounted radiator, central ceiling light fitting. Floor to ceiling fitted wardrobes.

Bedroom 2

(11' 1" x 10' 1") or (3.38m x 3.07m)

uPVC Double glazing, carpet flooring. Under sill wall mounted radiator, central ceiling light fitting.

Bedroom 3

(8' 8" x 6' 9") or (2.65m x 2.05m)

uPVC Double glazing, carpet flooring. Under sill wall mounted radiator, central ceiling light fitting.

Family Bathroom

(6' 8" x 8' 8") or (2.03m x 2.65m)

Comprising of a white suite including a modern double ended bath with shower over and glass screen, wall hung hand wash basin and a low level WC with button flush. A frosted uPVC double glazed window. Floor to ceiling tiles and vinyl flooring.

EXTERNAL

Front Garden & Driveway

Front garden with patio paved driveway and graveled section giving access to garage and property with galvanised double gates and brick built boundary wall.

Rear Garden

Enclosed rear garden comprising of slabbed patio area, additional decking and laid to lawn section. Boundary wall fencing

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains gas, mains water, mains drainage

Current council tax banding D

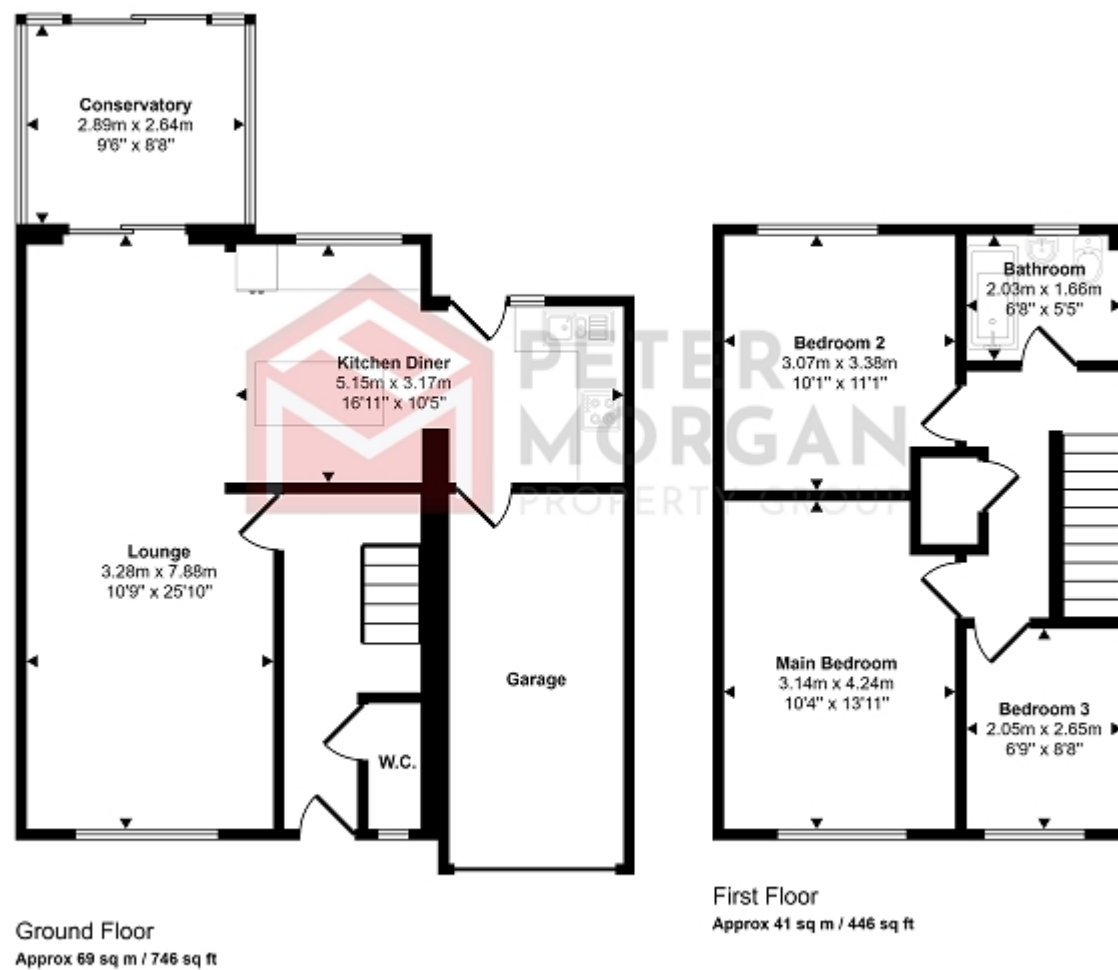
Current heating type Combi

Tenure (To be confirmed) Freehold





Approx Gross Internal Area
111 sq m / 1192 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D	57	
(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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