

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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20 John Street, Maesteg, Bridgend. CF34 0BL



£115,000

Main Features

- Terraced Two Bedroom Property
- Potential Investment
- Ideal First Purchase
- Central Location
- Enclosed Low Maintenance Rear Garden
- Council Tax Band - B

General Information

A well presented Two bedroom property has become available in the Nantyllyllon Area of Maesteg. 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 property for a potential investor or a first time buyer. The garden in this property is a great space offering a low maintenance enclosed space. The property is ideal for someone looking for a modern property with minimum work looking to get on the property ladder. The Maesteg area is well known for its wonderful historic buildings throughout the town with the Town Hall being the cultural heartbeat of the Llynfi Valley for almost 140 years, this building is currently under going a multi-million pound renovation project. Once complete this will provide new opportunities and facilities to the local community and future generations. It is now a great time to re-locate or invest in the Maesteg area.

GROUND FLOOR

Lounge

(20' 2" x 14' 1") or (6.14m x 4.29m)

Entrance via composite door. Upvc double glazed window to the front and rear aspect. Laminate flooring. Front and back wall radiators. Coving. Artexed ceilings. Main wall feature electric fireplace with oak surround and marble effect hearth. Staircase to first floor.

Kitchen

(11' 1" x 8' 11") or (3.38m x 2.73m)

Fitted kitchen with a range of pine base and wall units with chrome fittings, complimentary work surface, stainless steel sink and drainer unit, chrome gas hob and electric oven, inset unit extractor fan. Splashback tiling, ceramic tiling to the floor, space for fridge/freezer, coved and plastered ceiling, ceiling spotlighting, uPVC window one to the side, under counter one double radiator.

Inner Hallway

Upvc panelled rear door. Tile flooring, plastered walls, plastered ceiling, light fitting to ceiling aspect, doorway storage housing plumbing for automatic washing machine, and space for tumble dryer and shelving. Wood panel door leading to

Bathroom

(5' 7" x 9' 0") or (1.70m x 2.74m)

Comprising of a white suite including a doubled ended bath with shower over and chrome mixer tap, freestanding vanity unit and ceramic basin. A low level WC. A frosted uPVC double glazed window. Tiled walls, vinyl flooring back wall radiator.

FIRST FLOOR

Landing

Carpeted staircase leading to multiple rooms and loft access.

Master Bedroom

(14' 0" x 10' 0") or (4.27m x 3.04m)

uPVC double glazing, comprising of carpet flooring, plastered and neutral emulsioned walls, wall mounted radiator.

Bedroom 2 (Rear)

(9' 10" x 7' 9") or (3.0m x 2.35m)

uPVC double glazing, comprising of carpet flooring, plastered and neutral emulsioned walls, wall mounted radiator.

W.C.

(5' 10" x 4' 1") or (1.78m x 1.25m)

Comprising of a white suite including a modern vanity basin and Seattle toilet unit. Wall mounted combi boiler. Vinyl flooring. Plastered walls.

EXTERNAL

Rear Garden

Galley walk way to a patio section with minimal steps leading to artificial lawn laid over decking and boundary wall fencing.

INFORMATION

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

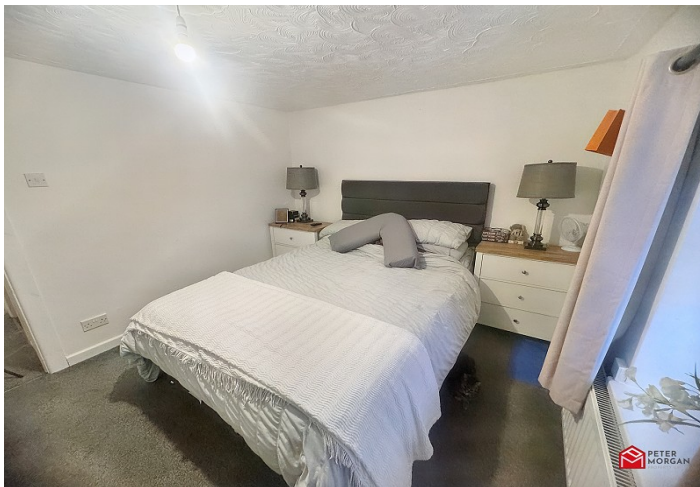
Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding B

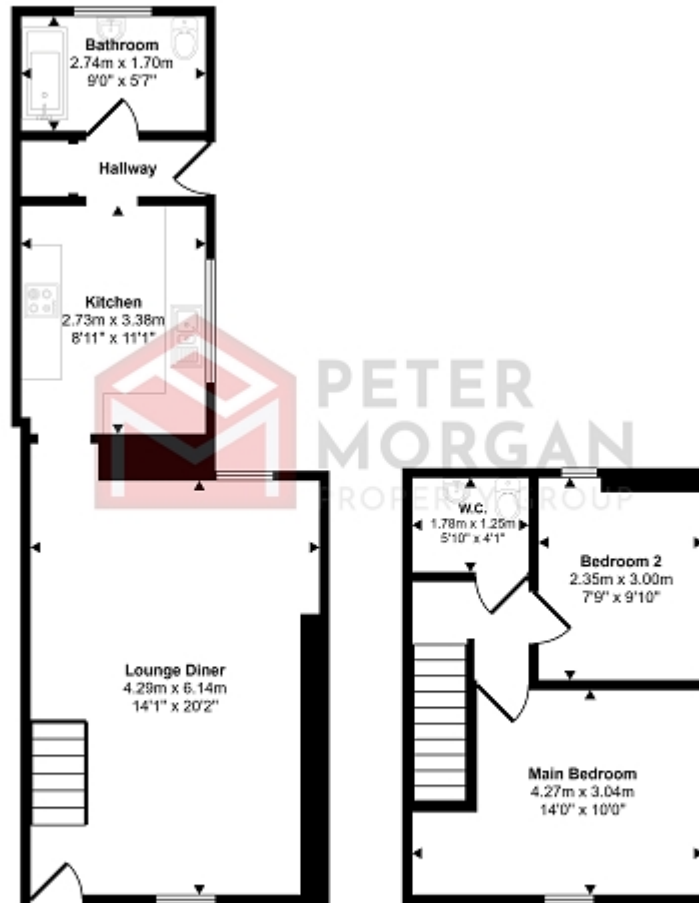
Current heating type Combi

Tenure (To be confirmed) Freehold






Approx Gross Internal Area
72 sq m / 770 sq ft



Ground Floor
Approx 45 sq m / 486 sq ft

First Floor
Approx 26 sq m / 284 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 Snuppy 360.

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