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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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**The Telegraph**



**Valwyn Jenkins Terrace, Maesteg, Bridgend. CF34 9LA**



**£265,000**

## Main Features

- 3 bedroom detached home
- Lounge/ dining room
- Kitchen/ Breakfast room
- Family bath/ shower room
- South facing garden
- Integral garage
- The property is situated in the sought after village of Cwmfelin
- Within close proximity to local transport links, school, shops and amenities
- uPVC Double glazing and combi gas central heating
- Council Tax Band: D. EPC: D

## General Information

Within close proximity to local transport links, school, shops and amenities is this well presented three bedroom detached bungalow with off-road parking and South facing garden and integral garage. The property is situated in the sought after village of Cwmfelin.

## GROUND FLOOR

### Hallway

The property is entered via a partially glazed uPVC door into an entrance hallway with doorways to the lounge/diner and airing cupboard, housing the combination boiler and opening into the kitchen

### Kitchen/Breakfast Room

(12' 7" x 9' 8") or (3.83m x 2.94m)

uPVC double glazed window to front and obscure glazed door to side. The kitchen has been fitted with a matching range of base and eye level units with squared worktop space over and wrap around breakfast bar. Ceramic sink with mixer tap. Four ring gas hob with extractor fan overhead. Space for fridge freezer. Space for additional appliances. Tiled splashback.

### Lounge/Dining Room

(18' 0" x 15' 8") or (5.48m x 4.77m)

uPVC double glazed window to front and door to hallway. L shaped lounge/ dining room. Plastered and coved ceiling. Feature electric fireplace. 2 ceiling light fittings. Multiple sockets and telephone point.

### Inner Hallway

The hallway has loft access and doorways to all three bedrooms and..

### Family Bath & Shower Room

(6' 6" x 8' 4") or (1.98m x 2.54m)

Obscured glazed window. Fully tiled walls. Four piece suite comprising of a low level wc unit with push button flush, close coupled sink with unit and mixer tap. Bath with mixer tap. Electric shower with glass folding screen. Storage cupboard with shelving.

### Bedroom 1

(14' 4" x 8' 1") or (4.37m x 2.46m)

Double glazed French doors leading out to the South facing garden. Fitted wardrobes. Fitted carpet. Plastered and coved ceiling. Multiple electrical sockets. Radiator.

### Bedroom 2

(11' 0" x 7' 6") or (3.35m x 2.28m)

Double glazed window to rear overlooking the garden. Built-in wardrobes. Fitted carpet. Central ceiling light fitting. Radiator. Artex and coved ceiling.

### Bedroom 3

(11' 0" x 6' 5") or (3.35m x 1.95m)

uPVC double glazed window to rear. Built-in wardrobes. Radiator. Fitted carpet. Artex and coved ceiling.

## EXTERIOR

### Front Garden

The front of the property benefits from ample parking facilities providing off road parking and giving access to under property garage. Laid to lawn area with decorative stone and steps with handrails leading to the front door.

### Garage

The garage gives great space and benefits from power, wall hung shelving and an up and over garage door.

### Rear Garden

South facing low maintenance garden lawn and patio area and feature. Generous amounts of mature shrubs and plants.

### Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at [bcb@petermorgan.net](mailto:bcb@petermorgan.net) (fees will apply on completion of the mortgage).

### 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** D

**Current heating type** Combi

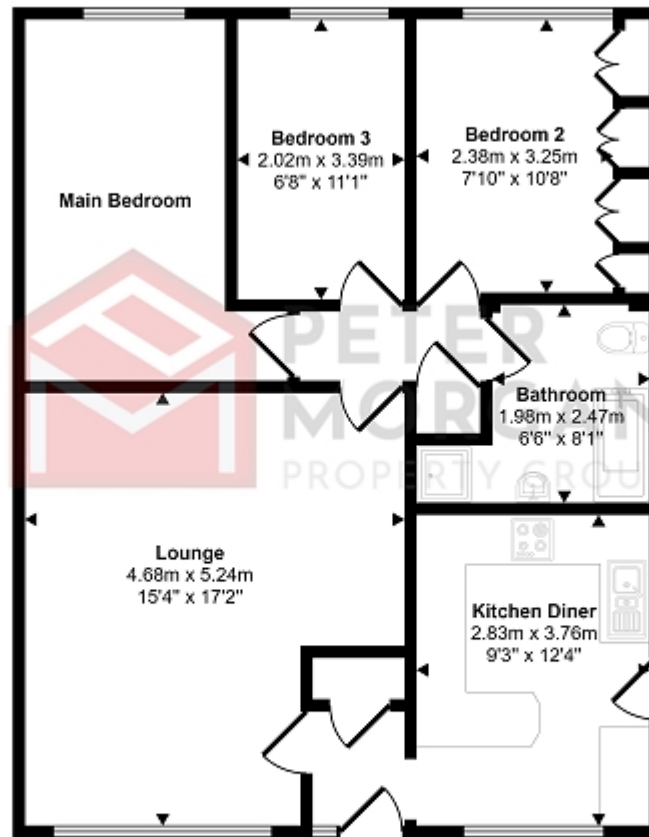
**Tenure (To be confirmed)** Freehold








Approx Gross Internal Area  
74 sq m / 798 sq ft



Floorplan

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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