

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



7 John Street, Maesteg, Bridgend. CF34 0BL



**£115,000**

## Main Features

- 2 bedroom mid terrace
- Lounge dining room
- Fitted kitchen
- Ground floor bathroom
- Rear garden
- Close proximity to local supermarkets, transport links, schools and Maesteg town centre
- Approximately 9 miles to the M4 at Junction 36
- uPVC double glazing and combi gas central heating
- Council Tax Band: B. EPC:

## General Information

A modern interior 2 bedroom mid-terraced property situated within close proximity to local supermarkets, transport links, schools and Maesteg town centre. The layout comprises entrance hall, lounge/ diner, kitchen, ground floor bathroom. To the first floor are 2 double bedrooms. Outside the property further benefits an enclosed rear garden.

## GROUND FLOOR

### Hallway

uPVC composite front door. Oak flooring. Electric consumer unit. Staircase with fitted carpet to first floor and door to..

### Lounge/Dining Room

uPVC double glazed window to front and rear. Oak flooring. Plastered walls and ceiling. Coving. Doorway to..

### Inner Hallway

Inner hallway with tiled flooring with doorways leading to ground floor bathroom and kitchen.

## Kitchen

uPVC double glazed window to rear. uPVC double glazed door to rear garden. Tiled flooring. Fitted with a matching range of base and wall units with Oak effect work surface. Space for fridge freezer. Stainless steel sink unit with mixer tap. Integral oven, gas hob and extractor fan. Tiled splash backs.

## Bathroom

uPVC double glazed window. Tiled floor. 3 piece suite comprising panelled bath with mixer tap and over bath shower, wash hand basin and close coupled w.c. Door to storage cupboard housing combi gas central heating boiler.

## FIRST FLOOR

### Landing

Fitted carpet. Doorways to 2 bedrooms.

### Bedroom 1

uPVC double glazed window to front. Plastered walls and fitted carpet.

### Bedroom 2

uPVC double glazed window to rear. Plastered walls. Fitted carpet. Loft access.

## EXTERIOR

### Rear Garden

Enclosed rear garden with concrete path and steps leading to a mainly lawned area with small outbuilding at the bottom.

## 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 [bcg@petermorgan.net](mailto:bcg@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

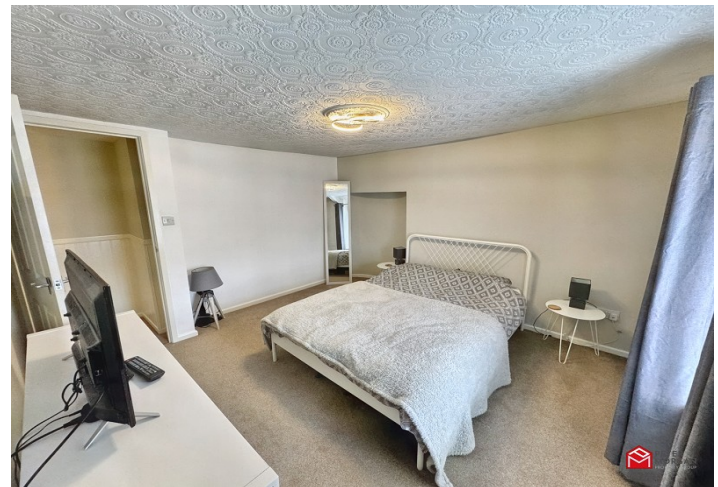
## Utilities

Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** B

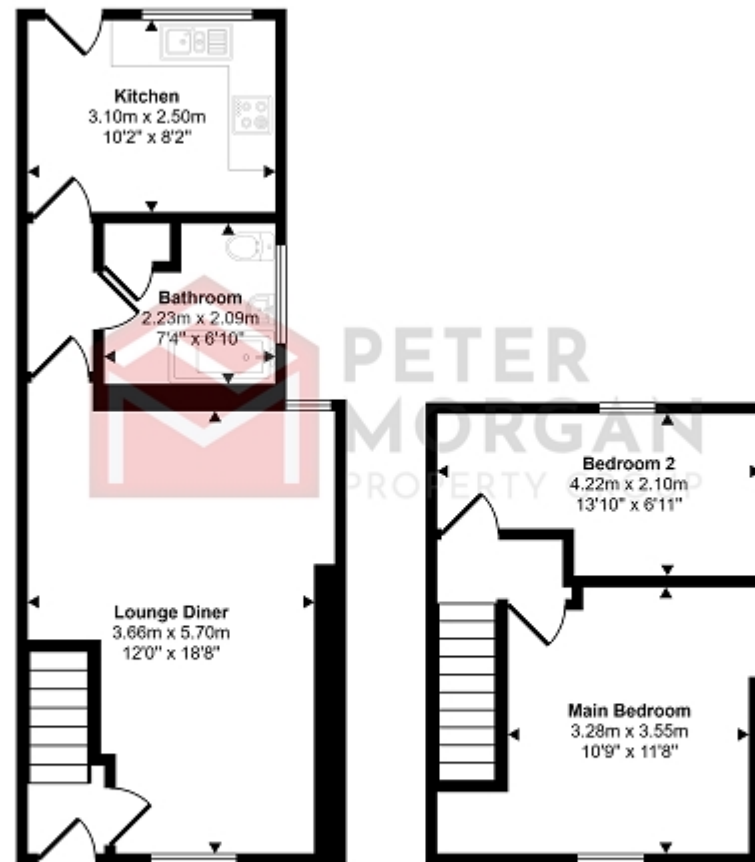
**Current heating type** Gas

**Tenure** Freehold






Approx Gross Internal Area  
63 sq m / 679 sq ft



Ground Floor  
Approx 39 sq m / 417 sq ft

First Floor  
Approx 24 sq m / 262 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.

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>		
<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.

### Neath Port Talbot Head Office

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Port Talbot Lettings

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Port Talbot Financial Services

financial@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

### Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,  
Mid Glamorgan  
CF34 9DW

### Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road  
Talbot Green, Pontyclun  
CF72 8AF



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**Bridgend County Branch**  
16 Dunraven Place, Bridgend. CF31 1JD  
bridgendcounty@petermorgan.net  
VAT No : 821850148

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

