

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



1 Lloyd Street, Caerau, Maesteg, Bridgend. CF34 0RA



PETER MORGAN

£170,000

Main Features

- Fully renovated end of terrace home
- 3 bedrooms
- Bathroom and ground floor cloakroom
- Kitchen and utility room
- Boarded loft space
- Garage
- Local amenities near by and excellent links to the town
- Approximately 10 miles to the M4 at Jct 36
- uPVC double glazing and combi gas central heating
- Council Tax Band: B. EPC: C

General Information

Extended end of terrace house over two floors fully renovated throughout with garage. The property comprises of a living/ dining room, kitchen/diner, ground floor utility and w.c. First floor landing area, 3 bedrooms and bathroom with the main bedroom giving access to the loft which is boarded for potential additional living.

Located in the Caerau area of Maesteg just north of the main town. There are local amenities near by and excellent links to the town and further South towards Bridgend and the M4. Please visit our new and improved website for more information.

GROUND FLOOR

Porch

Entrance via uPVC panelled door with tiled floor and open doorway entrance to..

Lounge

Original varnished wood floor. Plastered walls. Plastered ceiling and coving. Main wall feature wooden sleeper with electric fireplace. 2 radiators. Staircase to first floor. Open doorway to..

Kitchen / Dining Room

2 uPVC double glazed windows to side aspect. Laminate flooring. A range of cottage style wall and base units with Oak effect worktop. Ceramic sink and drainer unit with mixer tap. Integral grill and oven. Radiator. Plastered walls and ceiling with ceiling spotlights. Wall mounted combi boiler. Doorway leading to utility room and wc. uPVC panelled door leading to rear garden.

Utility Room

Neutral Cottage effect wall and base units with two toned work surfaces. Plumbing for an automatic washing machine. Laminate flooring. Plastered walls and ceiling. Doorway leading to..

Cloakroom

uPVC obscured glazed window. WC. Pedestal sink unit. Radiator. Plastered walls and plastered ceiling.

FIRST FLOOR

Landing

Extended landing area. Plastered walls and ceiling. Laminate flooring. Doorways leading to bedrooms and..

Bathroom

uPVC obscured glazed window. 3 piece bathroom suite comprising modern 'P' shaped bath with shower over and glass shower screen, sink set inside a vanity unit. WC. Wall mounted chrome heated towel rail. Floor to ceiling tiling and tiled flooring.

Bedroom 1

2 uPVC double glazed windows to front. Plastered walls and ceiling. 2 radiators. Loft access.

Loft Space

Pull down ladder giving access to boarded loft.

Bedroom 2

uPVC window to rear. Plastered walls and ceiling, Radiator.

Bedroom 3

2 uPVC double glazed windows to side and rear. Plastered walls and ceiling. 2 radiators.

EXTERIOR

Rear Garden

Elevated decking area with boundary wall fencing and gate give rear access. Entrance into..

Double Garage

Garage extension with side electric roller doors and uPVC shutter windows.

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 (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 Combi

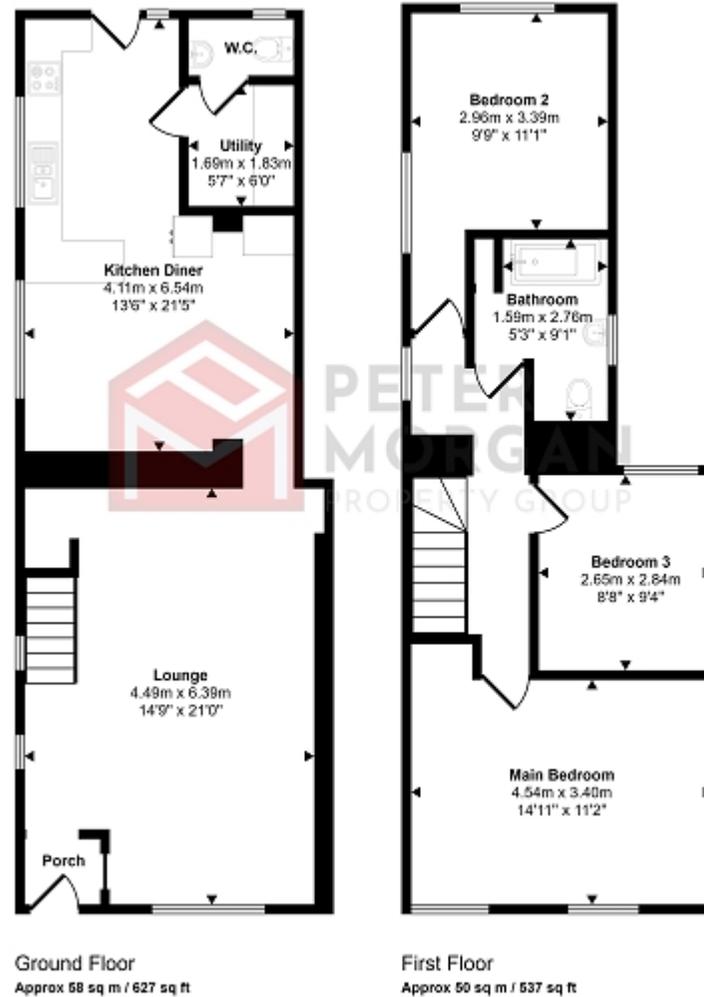
Tenure Freehold







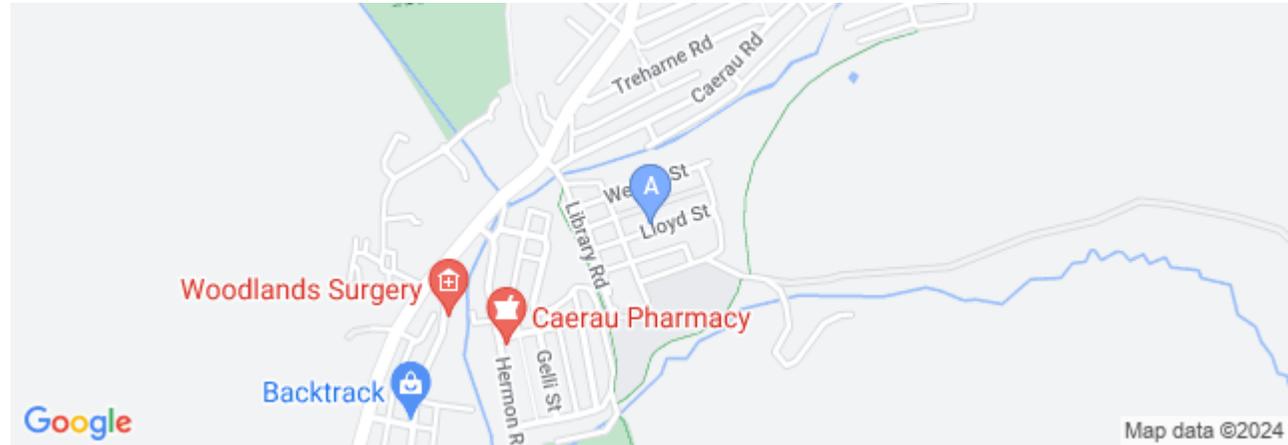
Approx Gross Internal Area
108 sq m / 1163 sq ft



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		86
(69-80) C	71	
(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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



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