

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



2 Llynfi Road, Maesteg, Bridgend. CF34 9DS

**£180,000**



## Main Features

- Edwardian bay fronted semi detached character home
- 4 bedrooms
- 3 reception rooms
- Requiring some modernisation
- Original tiled floors, internal doors, Edwardian skirtings, corniced ceilings, ceiling roses and more
- Courtyard style rear garden and two storey garage
- Highly convenient location for town centre. bus station, town amenities, supermarkets and schools
- Vacant possession
- uPVC double glazing and combi gas central heating
- Council Tax Band: C. EPC: D

## General Information

EDWARDIAN 4 BEDROOM, 3 RECEPTION ROOM, BAY AND STONE FRONTED SEMI DETACHED CHARACTER HOME WITH MANY ORIGINAL FEATURES REQUIRING SOME MODERNISATION AND OFFERING MUCH POTENTIAL.

Situated in a highly convenient location for town centre. Bus station, town amenities, supermarkets, schools etc are all literally on the doorstep.

This character home boasts original tiled floors, internal doors, Edwardian skirtings, corniced ceilings, ceiling roses & more. The accommodation comprises ground floor vestibule, hallway, three reception rooms, kitchen, cloakroom, first floor split level landing, four bedrooms (Bedroom four recently used as shower room) and family bathroom. Garden to front with original tiled pathways, courtyard style garden to rear with two story garage providing basement storage and parking.

This home benefits from uPVC double glazing and Combi gas central heating. The roof was renewed with Cambrian Slate in January 2021 along with fascia boards and guttering. The chimney was also renovated and capped in January 2021. The property is offered for sale with vacant possession. Please visit our new and improved website for more information.

## LOCATION

Maesteg Town Centre is a vibrant, bustling and charming town nestled in the picturesque Llynfi valley offering a unique blend of history, community spirit, and modern amenities.

One of the highlights of living in Maesteg Town Centre is its convenient location. Approximately 8 miles from the M4 at Junctions 36 at Sarn and 40 at Port Talbot along with rail and bus links to local towns and major transport links, it is considered to be a suitable location for commuters.

Outdoor enthusiasts will find themselves spoiled for choice with a plethora of recreational activities. Whether it's hiking, cycling or simply enjoying a leisurely stroll, the natural beauty of the surrounding area is sure to captivate.

The restoration of Maesteg Town Hall and its historic clock and concert hall is an ongoing project and is soon to be completed. The aim is to preserve and enhance this historic landmark and is soon to re open as a state of the art concert venue connecting the shopping area with the bus station.

For those seeking a taste of history and culture, Maesteg Town Centre has plenty to offer. The town is steeped in a rich industrial heritage, with remnants of its coal mining past still visible today. Explore the Maesteg Welfare Park, a tranquil green space that was once a vital hub for the local mining community. The park now offers a peaceful retreat with beautifully landscaped gardens, tennis court, bowling green sports fields and a children's play area.

In addition to its historical significance, Maesteg Town Centre boasts a vibrant community spirit. The town is home to a range of local shops, cafes, and restaurants, offering residents an array of dining and shopping options.

Transportation in Maesteg Town Centre is excellent, with regular train and bus services connecting residents to nearby towns and cities. The town's proximity to major road networks also makes it accessible for commuters.

If you are looking for a place that combines history, community, and modern conveniences, look no further than Maesteg Town Centre. With its diverse range of properties, stunning natural surroundings, and a strong sense of community, this

charming town has something to offer everyone. Don't miss out on the opportunity to make Maesteg Town Centre your new home.

## **GROUND FLOOR**

### **Vestibule**

Composite double glazed front door. Original cornice ceiling, tiled floor and part tiled walls. Original internal door with window light and side panels to hallway.

### **Hallway**

Spindled and carpeted staircase to 1st floor. Original tiled floor and skirting boards. Dado rails. Corniced ceiling. Archway. Radiator. Under stairs recess with light. Wall mounted burglar control unit.

### **Lounge**

uPVC double glazed bay window with vertical blinds to front. Two radiators. Original fireplace with mirror and display mantle with tiled side panels and inset coal effect electric fire. Alcoves. Original picture rails and corniced ceiling with ceiling rose. Part glazed door with leaded stained glass panel to hallway. Telephone point.

### **Sitting Room**

Glass panelled door with window light and side panel to utility room. Radiator. Carpet. Original corniced ceiling with ceiling rose. Picture rails. Original part glazed door to hallway.

### **Utility Room**

Original stained glass windows and door to garden. Wall mounted combi gas central heating boiler. Plumbed for washing machine. Stainless steel sink unit. Gas meter.

## Dining Room

2 uPVC double glazed windows to side. Radiator. TV connection point. Picture rails. Two original display cabinets with leaded stained glass doors. Coal effect electric fire with wood surround and tiled side panels. Carpet.

## Kitchen

uPVC double glazed window to side. A range of wall mounted and base units. Stainless steel sink unit with mixer tap. Integral oven, grill, hob and extractor hood. Tiled floor. Radiator. Wood panelled walls. Recess for fridge and freezer. Telephone point. Wall mounted electrical consumer unit and electric meter. uPVC glazed door to rear yard. Part glazed door to..

## Inner Hallway

uPVC double glazed window to rear. Tiled floor. Coving. Door to..

## Cloakroom

uPVC double glazed window to rear. Close coupled WC and wash basin with monobloc tap with tiled splashback set in vanity unit. Coving.

## FIRST FLOOR

### Landing

Split level landing with balustrade and spindled handrail. Dado rail. Carpet. Built in linen cupboard. Loft access. Original part glazed doors to bedrooms.

### Bedroom 1

uPVC double glazed bay window with original stained glass lights to front. Matching casement window to front. Coved ceiling. Picture rails. Two radiators. Carpet.

### Bedroom 2

uPVC double glazed bay window to rear. 3 radiators Picture rails. Coving. Fitted carpet. Pedestal hand wash basin with hot and cold running water.

### Bedroom 3

uPVC double glazed window to rear. Radiator. Picture rails. Coving. Fitted carpet.

### Bedroom 4/ Shower Room

uPVC double glazed window to side. Double shower cubicle with electric shower and seat. Radiator. Loft access. Coving. Fitted carpet.

### Bathroom

Window to side. Four piece bathroom suite in white comprising close coupled wc, pedestal hand wash basin, bidet and panelled metal bath with mixer shower and glass screen. Tiled splashback. Extractor fan. Linen cupboard.

## EXTERIOR

### Front Garden

Two separate pathway entrances, both with galvanised steel gates, stone pillars and railings. Original tiled pathways. Paved garden area with planting beds. Side pathway and gated access to rear garden.

### Rear Garden

Courtyard style rear garden laid with paved patio and wood decked area. Water tap. Main dwelling entrances to utility room and kitchen. Steel staircase with handrail leading to..

### Two Storey Detached Garage

#### Basement

Restricted headroom, providing hatch access to garage and door to rear garden. Ideal for storage or working underneath cars.

#### Garage

Sliding timber frame door with external uPVC cladding provide access from rear lane. Corrugated plastic roof. Pedestrian door to garden. Floor hatch to basement level.

## **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

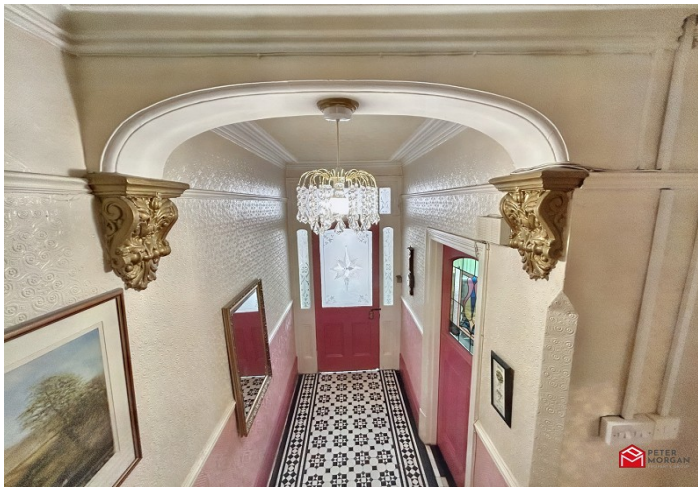
## **Utilities**

Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** C

**Current heating type** Combi

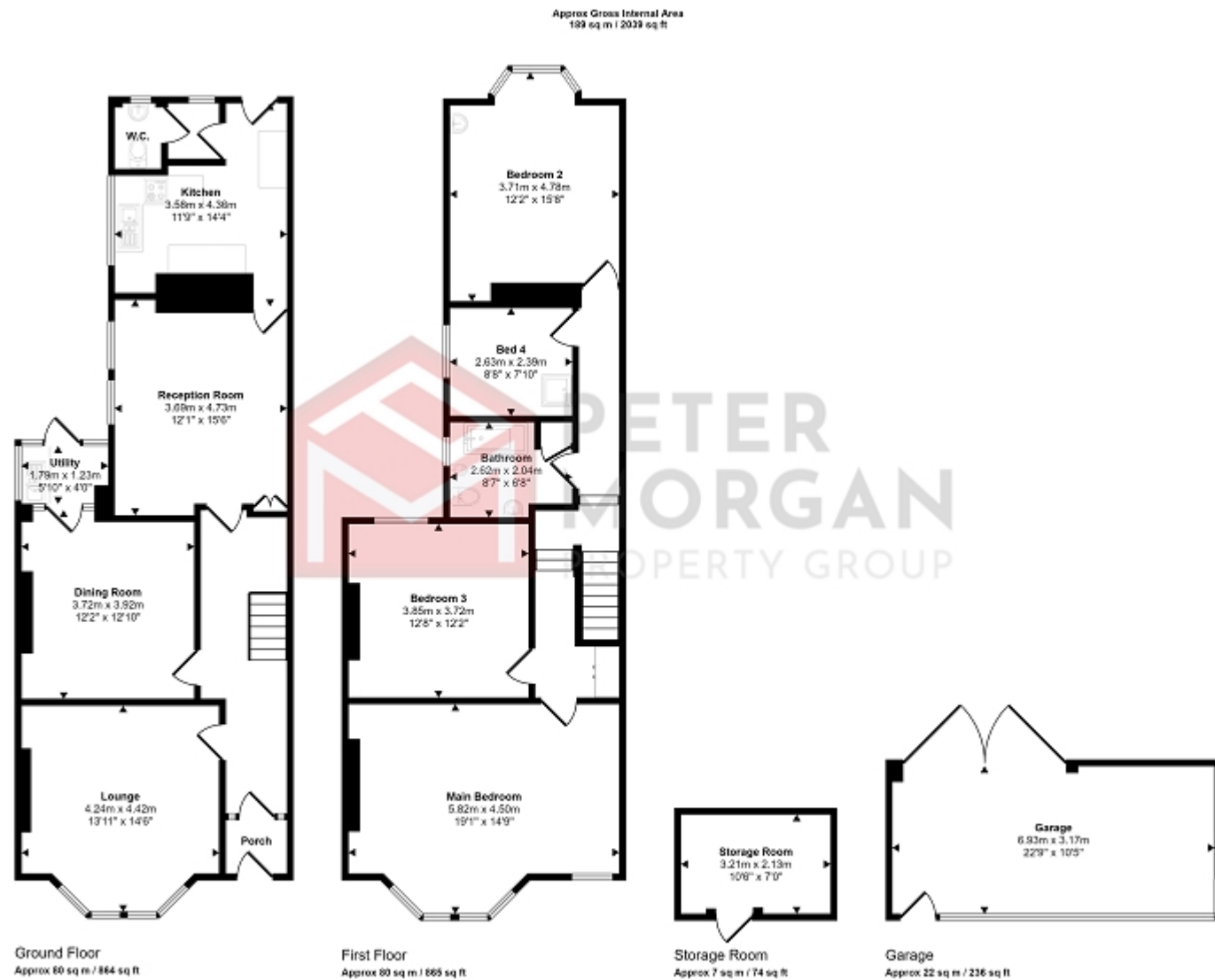
**Tenure** Freehold












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 363.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	63	
(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.

**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



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



# PETER MORGAN

## POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

**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

