

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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18 Railway Terrace, Caerau, Maesteg, Bridgend. CF34 0UE



£75,000

Main Features

- Three Bedroom Mid Terrace Property
- First floor bathroom
- Enclosed rear garden with gated rear access
- Situated conveniently for transport links
- Approximately 3 miles from maesteg town centre
- Approximately 8 miles from the M4 at Junctions 36 at Sarn and 40 at Port Talbot.
- Convenient location for outdoor activities such as walking, cycling and hiking.
- Vacant possession
- uPVC double glazing and combi gas central heating
- Council Tax Band: A. EPC: C

General Information

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.

The property briefly comprises entrance hallway, lounge and kitchen to ground floor. To first floor, three bedrooms and family bathroom. The property benefits from uPVC double glazing, gas combi boiler and an enclosed rear garden.

GROUND FLOOR

Hallway

uPVC double glazed front door. Staircase to first floor. Textured walls and ceiling. Fitted carpet. Fuse box. Radiator.

Lounge/Dining Room

uPVC double glazed windows to front and rear. Plastered walls. Dado rail. Textured ceiling. Fitted carpet. Understairs store cupboard. Electric fire place with wood surround.

Kitchen

uPVC double glazed windows to side and rear. uPVC double glazed door. A range of fitted wall mounted and base units. Laminate worktops. Ceramic sink with monobloc tap. Plastered walls and ceiling. Tiled floor. Radiator.

FIRST FLOOR

Landing

Balustrade and spindles. Textured walls and ceiling. Fitted carpet.

Storage Cupboard

Plastered walls. Textured ceiling. Storage cupboard housing combi gas central heating boiler. Fitted carpet.

Family Bathroom

uPVC double glazed windows to side and rear. 3 piece suite comprising low level w.c, pedestal hand wash basin and panelled bath with overhead electric shower. Part tiled walls. Textured ceiling. Vinyl flooring. Radiator.

Bedroom 1

uPVC double glazed window. Plastered walls. Textured ceiling. Radiator.

Bedroom 2

uPVC double glazed window. Plastered walls. Textured ceiling. Fitted carpet. Radiator.

Bedroom 3

uPVC double glazed window. Plastered walls. Textured ceiling. Fitted carpet. Radiator.

EXTERIOR

Rear Garden

Courtyard area to side. Steps leading to concrete path with raised flower beds. Gates to hard standing parking area. Shed. Rear lane access.

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

A

Current heating type

Combi

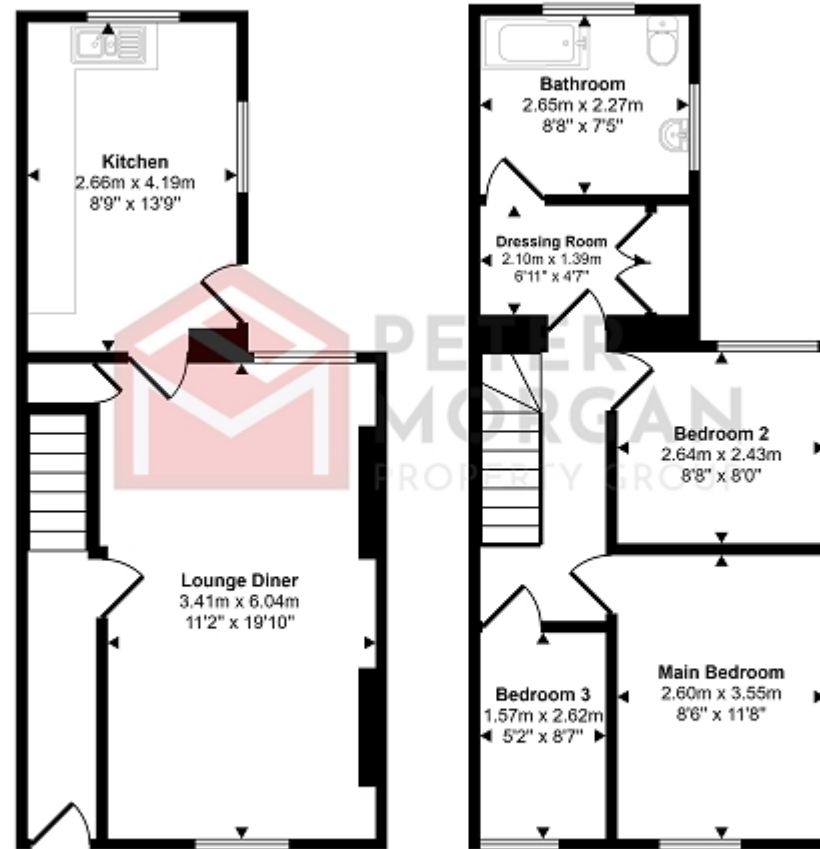
Tenure

Freehold





Approx Gross Internal Area
76 sq m / 822 sq ft



Ground Floor
Approx 38 sq m / 412 sq ft

First Floor
Approx 38 sq m / 410 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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	69	
(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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