

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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PETER MORGAN

111 Tudor Estate, Caerau, Maesteg, Bridgend. CF34 0SP

Offers In Region of **£90,000**

Main Features

- Semi detached house
- Three bedrooms
- Ground floor WC and first floor bathroom
- Recently Refurbished
- Lounge and kitchen/ dining room
- Semi-rural location
- Conveniently located for outdoor activities such as walking, cycling and hiking.
- Approximately 2.5 miles from Maesteg Town Centre
- uPVC double glazing and gas combi central heating
- Council Tax Band: A. EPC: C

General Information

THREE BEDROOM SEMI DETACHED PROPERTY WITH ENCLOSED FRONT AND REAR GARDENS.

The property briefly comprises lounge, kitchen/diner, WC and storage room to the ground floor. Three bedrooms and family bathroom to the first floor. The property benefits from uPVC double glazing and gas combi central heating boiler.

Situated a semi-rural location, convenient for local shops, public transport routes, Caerau Primary School and within 2.5 miles of Maesteg Town Centre and 10.5 miles of Junction 36 of the M4.

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

Inner Hallway

Entrance via uPVC double glazed door. Plastered walls and ceiling. Light fitment. Tiled floor. Panelled wooden door leading to storage room.

Storage Room

uPVC double glazed window. Plastered ceiling. Light fitment. Shelving. Ceramic tiled floor.

W.C.

Entrance via panelled wood door. Plastered ceiling. uPVC double glazed window to the rear. Two piece suite in white comprising of wash hand basin and close coupled W.C. Part tiled walls and tiled floor.

Hall

Laminate flooring. Balustrade staircase to first floor. Radiator. Wooden panelled doors leading to reception rooms.

Kitchen / Dining Room

uPVC obscured glazed door with side window. uPVC double glazed window to the front. A range of wall mounted and base units. Integrated electric oven, hob and extractor hood. Stainless steel sink and drainer with chrome taps. Space for washing machine, fridge and freezer. 2 x light fitments. Part tiled walls. Tiled floor. Radiator.

Lounge

uPVC double glazed windows to front. Plastered ceiling. Light fitment. Plastered walls. Radiator. Laminate flooring.

FIRST FLOOR

Landing

Fitted carpet. Wooden balustrade. Wooden panelled doors leading to family bathroom, bedrooms and..

Storage Cupboard

Plastered ceiling. Light fitment. Wall mounted gas combi boiler. Laminate flooring.

Bedroom 1

uPVC double glazed window. Plastered walls and ceiling. Light fitment. Radiator. Doorway leading to storage space with additional radiator. Laminate flooring.

Bedroom 2

uPVC double glazed window. Plastered walls and ceiling. Light fitment. Radiator. Laminate flooring. Wood panelled door leading to storage cupboard.

Bedroom 3

uPVC double glazed window. Plastered walls and ceiling. Light fitment. Radiator. Vinyl flooring.

Family Bathroom

uPVC obscured glazed window. Three piece suite in white comprising of hand wash basin, bath and low level W.C. Radiator. Vinyl flooring. Tiled walls.

EXTERNALLY

Front Garden

Gated access leading to concrete courtyard with lawned area. Surrounding boundary wall.

Rear Garden

Access via side courtyard and kitchen. Enclosed garden. Wooden fencing. Laid to lawn and paved area.

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 option 3 or email us at fsteam@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

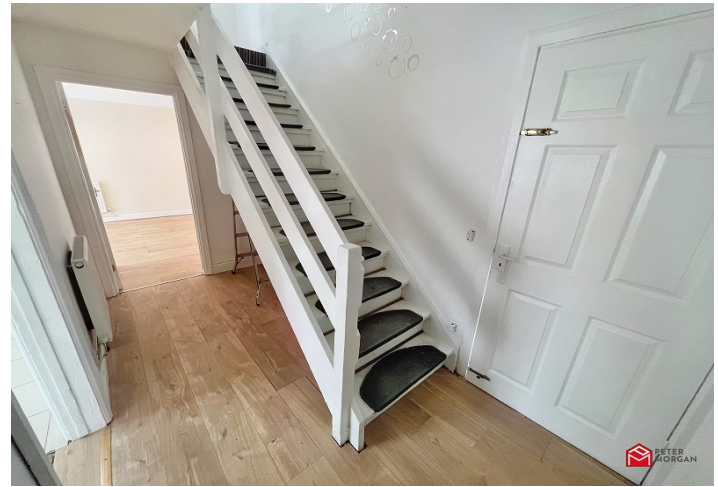
A

Current heating type

Combi

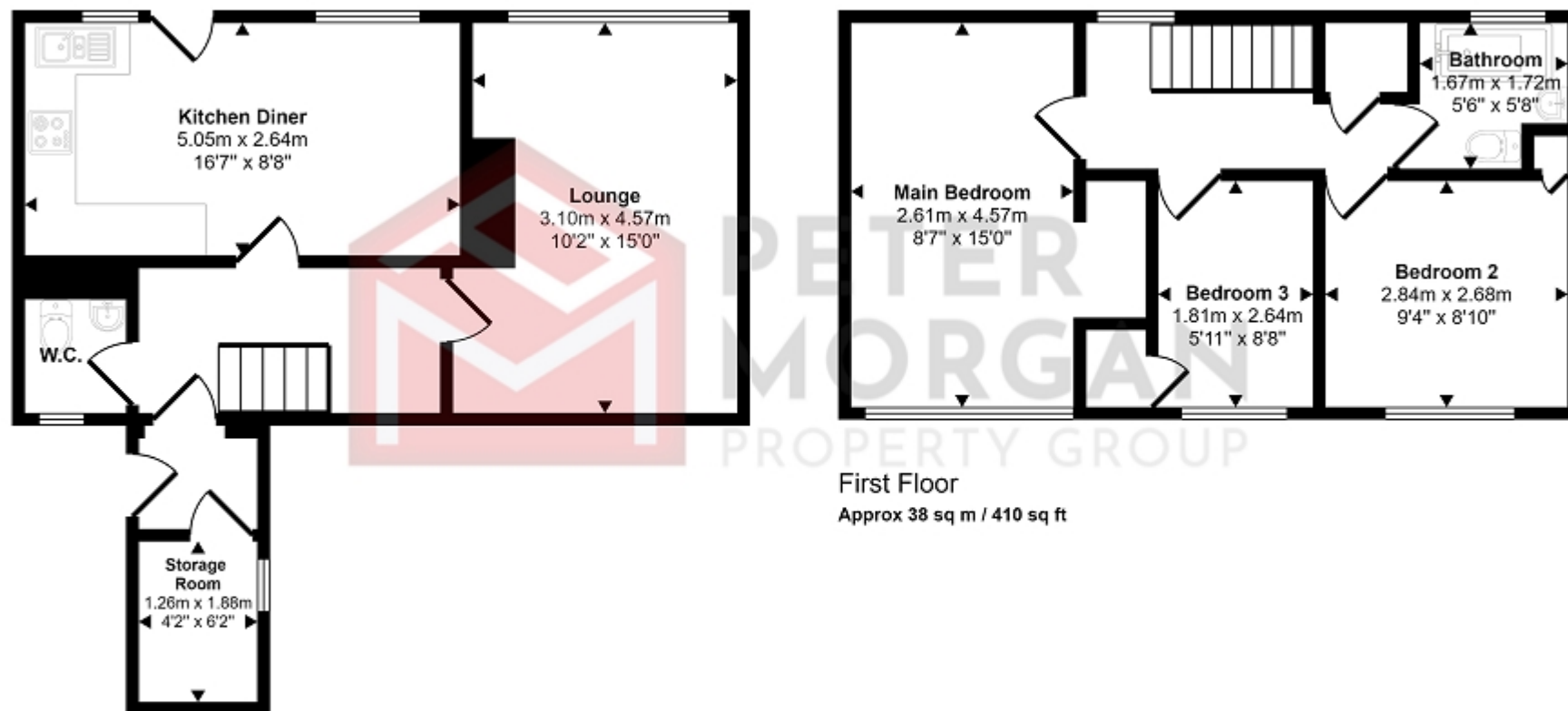
Tenure

Freehold





Approx Gross Internal Area
80 sq m / 860 sq ft



Ground Floor
Approx 42 sq m / 449 sq ft

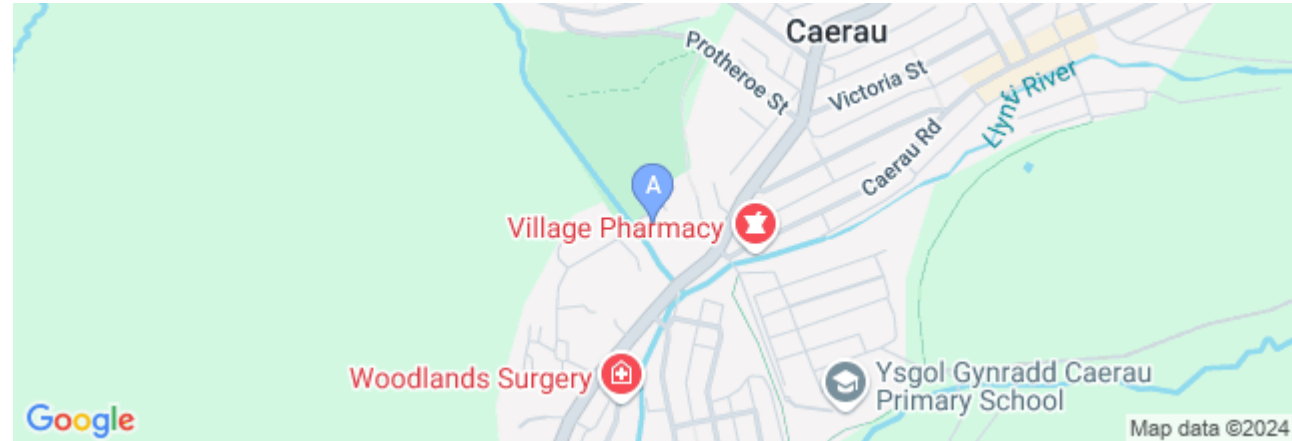
First Floor
Approx 38 sq m / 410 sq ft

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.

111 Tudor Estate, Caerau, Maesteg, Bridgend. CF34 DSP

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C	74	
(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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PROPERTY. PROPERLY

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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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