

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



PETER MORGAN

**73 Neath Road, Maesteg, Bridgend. CF34 9PL**

Offers In Region Of **£245,000**

## Main Features

- 3 bedroom semi detached house
- Front and rear gardens and driveway
- Lounge/ dining room
- Breakfast room and kitchen
- Shower room and ground floor cloakroom
- Convenient location to town centre
- Convenient for local shops, school, Golf Club, countryside walks and rail links to Cardiff
- The M4 is approx 7 miles at Junction 36 at Sarn Services
- uPVC double glazing and combi gas central heating
- Council Tax Band: D. EPC: E

## General Information

TRADITIONAL MID CENTURY PROPERTY 3 BED SEMI DETACHED WITH 2 CAR DRIVEWAY, LANDSCAPED GARDENS TO FRONT, SIDE AND REAR AND MORE.

Situated in a desirable location at the top of Neath Road. Convenient location to town centre, convenient for local shops, school, Golf Club, countryside walks and rail links to Cardiff. The M4 is approx 7 miles at Junction 36 at Sarn Services.

This traditional home requires some modernisation and provides potential with accommodation comprising entrance porch, cloakroom, hallway, lounge/ dining room, breakfast room, kitchen, first floor bathroom and 3 bedrooms. The property benefits from uPVC double glazing and combi gas central heating. Sold with No Ongoing Chain.

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

### Porch

Wooden arch door. Plastered walls and ceiling. Wood laminate flooring.

### **Cloakroom**

uPVC window. Plastered walls and ceiling. Laminate flooring. Close coupled w.c and wall mounted hand wash basin with tiled splashback. Radiator.

### **Hallway**

Papered walls and ceiling. Staircase to first floor. Wood effect laminate flooring. Radiator.

### **Lounge/Dining Room**

Open plan style lounge with dividing doors. uPVC windows to front. Plastered walls. Picture rail. Papered ceiling. Feature fireplace with tiled hearth and surround. Wood mantel. (We have been advised that the chimney is open to use if required. Not Tested or confirmed by ourselves). Fitted carpet. Radiators.

### **Breakfast Room**

uPVC window. Plastered walls with papered ceiling. Wood effect laminate flooring. Radiator.

### **Kitchen**

uPVC window and door. Papered walls and ceiling. Tiled splashback. Fitted kitchen comprising a range of wall mounted and base units. Wood effect laminate worktops. Ceramic style sink with single tap. Integral stainless steel gas hob, double electric oven and integrated extractor fan. Wood effect laminate flooring. Radiator.

### **Pantry**

Plastered walls and ceiling. Vinyl flooring.

## **FIRST FLOOR**

### **Landing**

uPVC window. Papered walls and ceiling. Bannister. Fitted carpet.

### **Shower Room**

uPVC window. Marble effect clad walls. Papered ceiling. Three piece suite comprising close coupled w.c, vanity style hand wash basin and shower cubicle with electric shower. Vinyl flooring. Radiator.

### **Bedroom 1**

uPVC window. Papered walls. Picture rail. Papered ceiling. Built in wardrobes. Fitted carpet. Radiator.

### **Bedroom 2**

uPVC window. Papered walls. Picture rail. Papered ceiling. Fitted carpet. Radiator.

### **Bedroom 3**

uPVC window. Papered walls. Dado rail. Papered ceiling. Built in storage housing combi gas central heating boiler. Fitted carpet. Radiator.

## **EXTERIOR**

### **Front Garden**

2 car concrete driveway. Handrail. Laid to lawned area. Hedged surround.

### **Side Garden**

Gate access to rear garden. Courtyard style concrete area. Handrail.

### **Rear Garden**

2 tier enclosed garden. Side access with wooden gate. Patio area with steps leading to tier 1 which is laid to patio. Block built shed with electric. Steps leading to tier 2 which is laid to lawn. Pond. Wooden fence dividing further garden area which is over grown and requires clearing.

## 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

D

## Current heating type

Combi

## Tenure

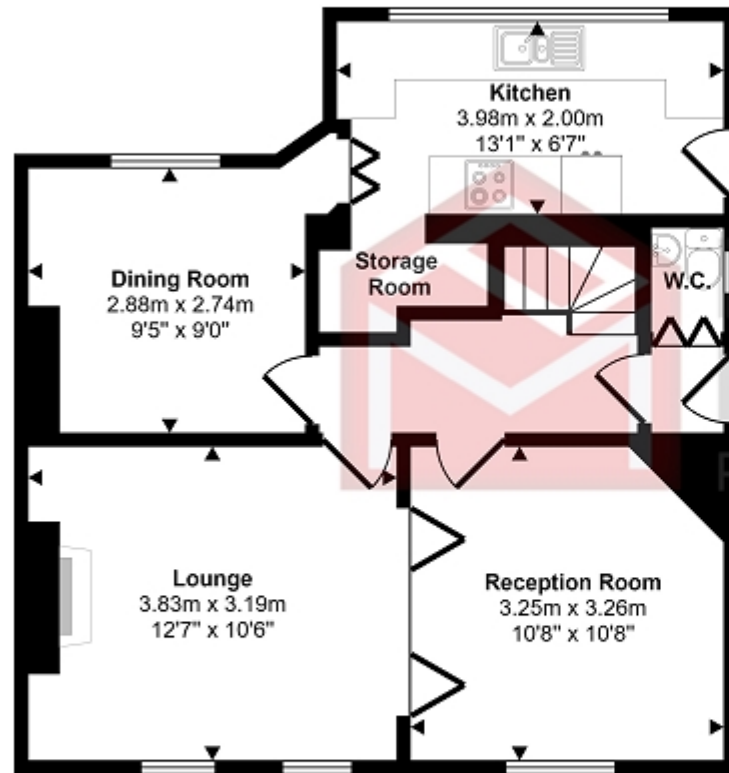
Freehold



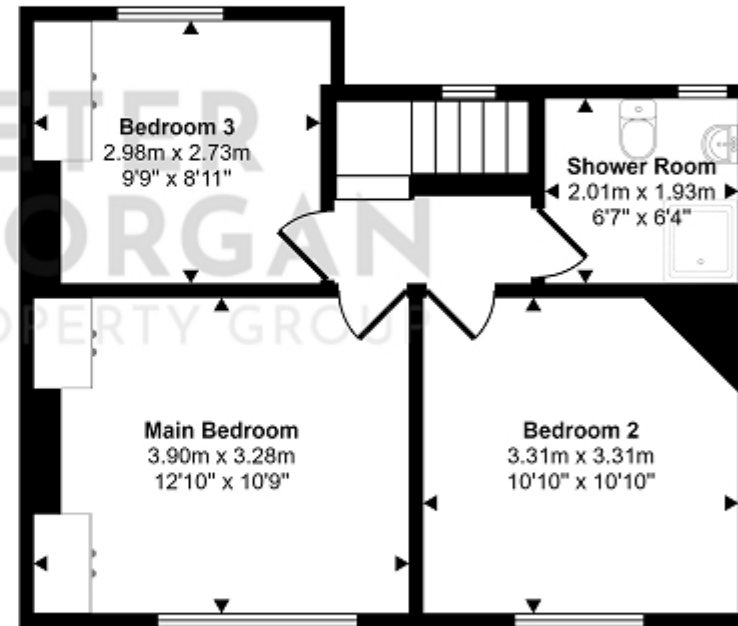




Approx Gross Internal Area  
92 sq m / 991 sq ft



Ground Floor  
Approx 50 sq m / 542 sq ft




First Floor  
Approx 42 sq m / 450 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.



# 73 Neath Road, Maesteg, Bridgend. CF34 9PL

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>		
(39-54) <b>E</b>	53	
(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 Sales Hub	Neath Lettings Hub	Neath Financial Services	Bridgend Sales Hub	Talbot Green Sales Hub	Talbot Green Lettings Hub	Carmarthen Sales Hub	Carmarthen Lettings Hub
npt@petermorgan.net	lettings@petermorgan.net	team@pmfinancial.net	bcb@petermorgan.net	talbotgreen@petermorgan.net	lettingstg@petermorgan.net	carmarthen@petermorgan.net	lettingscm@petermorgan.net
33-35 Windor Road, West Glamorgan SA11 1NB	33-35 Windor Road, West Glamorgan SA11 1NB	The Mortgage House, 5 The Ropewalk, Neath SA11 1EW	16 Dunraven Place, Mid Glamorgan CF31 1JD	Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	21 Bridge Street, Carmarthen SA31 3JS	21 Bridge Street, Carmarthen SA31 3JS

# PETER MORGAN



PROPERTY. PROPERLY

SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



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

## 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**



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

