

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



2 Wood Street, Maesteg, Bridgend County, CF34 9BB

Offers In Region Of **£125,000**



PETER MORGAN

Main Features

- Extended stone fronted late Victorian mid terrace home
- Three bedrooms
- Kitchen/ dining room
- Lounge
- Ground floor family shower room
- Offered with vacant possession
- Situated in a popular location within 1/2 a mile of Maesteg town Centre and approximately 8 miles from the M4 at Jct 36
- Convenient location for local schools Rail and bus links and local amenities
- uPVC double glazing and combi GCH
- Council Tax Band: B. EPC:D

General Information

EXTENDED THREE BEDROOM STONE FRONTED LATE VICTORIAN MID TERRACED HOME WITH POTENTIAL AND OFFERED WITH VACANT POSSESSION.

Situated in a popular location within 1/2 a mile of Maesteg town Centre. A convenient location for local schools Rail and bus links and local amenities. Approximately 8 miles from the M4 at Junction 36.

The property requires part modernisation with accommodation comprising ground floor vestibule hallway plan lounge kitchen/dining room rear hallway family shower room, first floor landing and three bedrooms externally there is a garden to rear with rear access.

The property benefits from UPVC double glazing and Combi gas central heating.

GROUND FLOOR

Vestibule

uPVC double glazed front door. Boxed in electric meter and consumer unit. Original late Victorian tiled floor. Part glazed wood door with leaded stained glass inserts to..

Hallway

Period archway. Original cornicing. Original late Victorian tiled floor. Radiator. Telephone and Internet connection points. 1/4 turn staircase to first floor.

Lounge

uPVC double glazed window to front. Internal window to kitchen. 2 radiators. Brick feature fireplace with marble hearth, mantle and shelving. Boxed in gas meter. Laminate flooring. Understairs store cupboard.

Kitchen / Dining Room

Open plan room divided by archway as follows..

uPVC double glazed window to rear. Fitted kitchen finished with gloss cream doors and brushed steel handles. One and a half bowl composite sink unit with mixer tap. Tiled splashback. Range master electric cooking range comprising double oven, grill, five ring ceramic hob and matching extractor hood. Mosaic tiled splashback. Plumbed for washing machine. Integral dishwasher, fridge and freezer. Tiled floor. 2 radiators. Inset ceiling spotlights to kitchen. Ceiling light to dining area.

Rear Hallway

uPVC double glazed door to rear. Carpet. Tiled walls.

Family Shower Room

uPVC double glazed window to rear. Three-piece suite in white comprising close coupled WC with enclosed cistern, hand wash basin with monobloc tap set in vanity unit and double shower cubicle with mixer shower, grab rails and seat. Sliding glass screen. Chrome heated towel rail. Shaver point. Vanity mirror. Extractor fan. Built in store cupboard with slatted shelf and spotlight.

FIRST FLOOR

Landing

uPVC double glazed window to rear.

Bedroom 1

uPVC double glazed window to front. Radiator. Alcoves.

Bedroom 2

uPVC double glazed window to rear. Radiator. Airing cupboard housing wall mounted Combi gas central heating boiler.

Bedroom 3

uPVC double glazed window to front. Radiator. Carpet. Loft access.

EXTERIOR

Rear Garden

Tiered garden with paved patio, accessible from rear hallway. Courtesy light. Brick dwarf walls and pillars with concrete block inserts. Seven steps with handrail leading to lawned garden area with rear lane pedestrian 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 Electric, Mains Drainage, Mains Water, Mains Gas

Current council tax banding

B

Current heating type

Combi

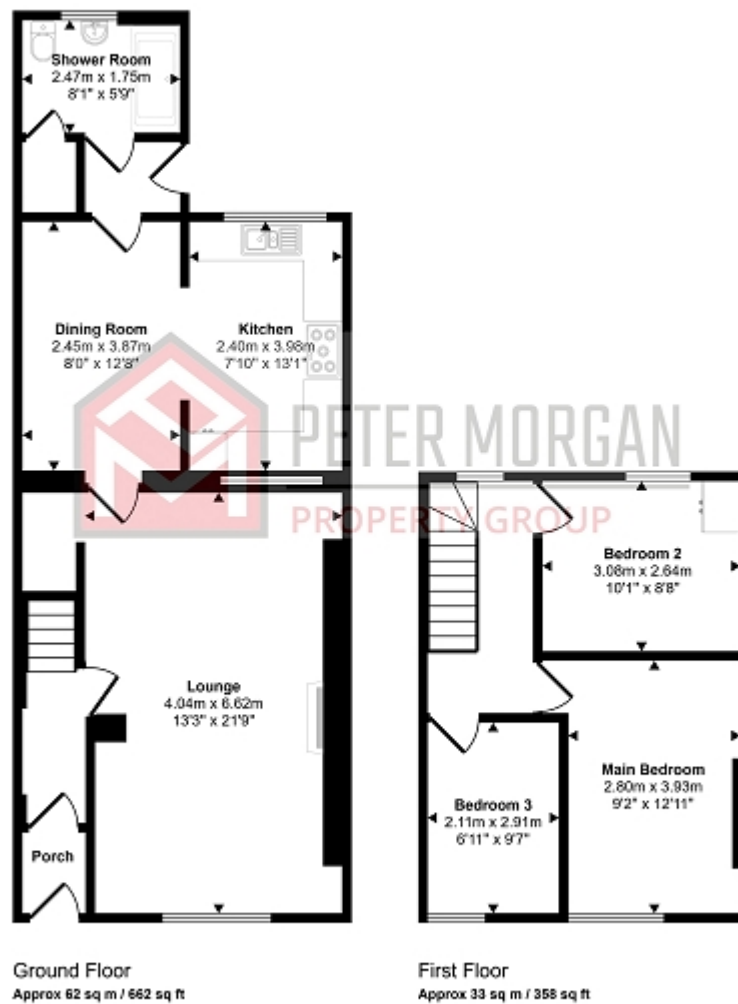
Tenure

Freehold






Approx Gross Internal Area
95 sq m / 1019 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Neath Hub npt@petermorgan.net lettings@petermorgan.net 33-35 Windor Road, West Glamorgan SA11 1NB	Neath Financial Services team@pmfinancial.net The Mortgage House, 5 The Ropewalk, Neath SA11 1EW	Bridgend Sales Hub bcb@petermorgan.net 16 Dunraven Place, Mid Glamorgan CF31 1JD	Talbot Green Hub talbotgreen@petermorgan.net lettingstg@petermorgan.net Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	Carmarthen Hub carmarthen@petermorgan.net lettingscm@petermorgan.net 21 Bridge Street, Carmarthen SA31 3JS	Cardiff Hub cardiff@petermorgan.net lettingscd@petermorgan.net 144 Crwys Road, Cathays Cardiff CF24 4NP
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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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