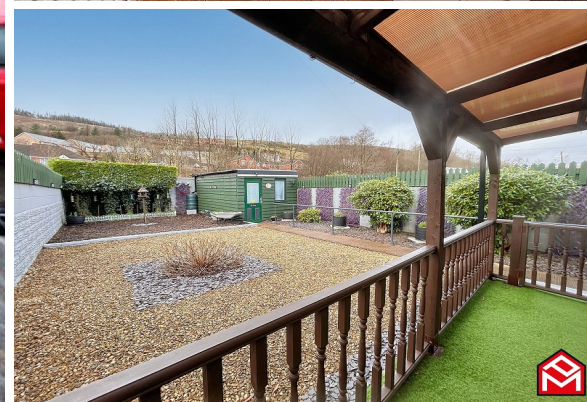


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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Lettings & Financial

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43 Hearts Of Oak Cottages, Nantyffyllon, Maesteg, Bridgend, CF34 0TU

£170,000



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Main Features

- Two bedroom semi detached bungalow
- Traditional bungalow in modernized condition
- Boasts modern kitchen with appliances
- Modern bathroom
- Landscaped low maintenance flat gardens to front, side and rear
- Driveway to the front and detached garage
- Situated within 1.5 miles from Maesteg Town Centre
- Convenient for local school, bus link and cycle track/Nature Reserve
- Offered for sale with vacant possession!
- Council Tax Band A. EPC: D

General Information

TWO BEDROOM, SEMI DETACHED, TRADITIONAL BUNGALOW, IN MODERNISED CONDITION, BOASTING MODERN KITCHEN WITH APPLIANCES AND MODERN BATHROOM. LANDSCAPED LOW MAINTENANCE FLAT GARDENS TO FRONT, SIDE AND REAR WITH DRIVEWAY TO FRONT AND DETACHED GARAGE WITH REMOTE CONTROL DOOR AT REAR. OFFERED FOR SALE WITH VACANT POSSESSION!

Situated within 1.5 miles from Maesteg Town centre. Convenient for local school, bus link and cycle track / Nature Reserve.

The property comprises porch, hallway, fitted kitchen with appliances, lounge with bow window, Inner hallway, fitted bathroom, bedroom one with fitted wardrobes, bedroom 2/sitting room with French doors to rear garden.

Externally there are low maintenance landscaped gardens to front, side and rear, driveway parking and detached garage with electronic roller door.

This home benefits from Combi gas central heating modern electrical consumer unit. uPVC double glazing. Offered for sale with vacant possession.

GROUND FLOOR

Porch

uPVC double glazed with windows to front and side. Main entrance door. Wall light. Tiled floor. Internal door to.

Hallway

Tiled floor. Built-in cloaks cupboard with concrete rail and wall mounted electrical consumer unit. Smoke alarm. Coving.

Kitchen

uPVC double glazed window to side. Modern fitted kitchen finished with White wood Green doors. Wood affect worktops and brick style part tiled walls. Composite sink unit with mono block tap. Integral oven, grill, ceramic hob, extractor hood, fridge and washing machine. Tiled floor. Coving. LED strip light. Wall mounted Combi gas central heating boiler housed in matching unit.

Lounge

uPVC double glazed bow window with Venetian blinds to front. Radiator. Feature fireplace with log effect electric fire. Plastered walls. Coving. TV connection.

Inner Hallway

Fitted carpet. Airing cupboard. Plastered walls. Coved ceiling. Smoke alarm.

Bathroom

uPVC double glazed window to side. Fitted three-piece bathroom suite in White comprising close WC with push button flush, pedestal hand wash basin with lever taps and bath with mixer lever taps and overhead electric shower. Part tiled walls. Non slip flooring. Radiator. Shaver point. Loft access.

Bedroom 1

uPVC double glazed window to rear with Vertical blind. Fitted wardrobes. Radiator. Fitted carpet. Plastered walls. Coving. Fan light.

Bedroom 2 / Sitting Room

uPVC double glazed French doors with Vertical blinds to rear garden. Fitted carpet. Radiator. Plastered walls. Coving.

EXTERIOR

Front Garden

Stone brick built boundary wall with ranch style fencing. Double gate to driveway for one car. Gated access.

Side Garden

Laid with decorative slate and flagstone pathway. Water tap. External gas and electric meter boxes. Brick and block boundary walls. Garden shed.

Rear Garden

Westerly facing (afternoon sunshine) flat garden laid with Cotswold stone, decorative slate and wood bark. Concrete pathway with handrail. undercover sitting area with polycarbonate roof balustrade and spindles. Laid with artificial turf. Outdoor power point.

Detached Garage

Single garage which is block built. Electronic remote control roller door to rear. Pedestrian door and window to garden. Corrugated metal roof. Power points. LED strip light.

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

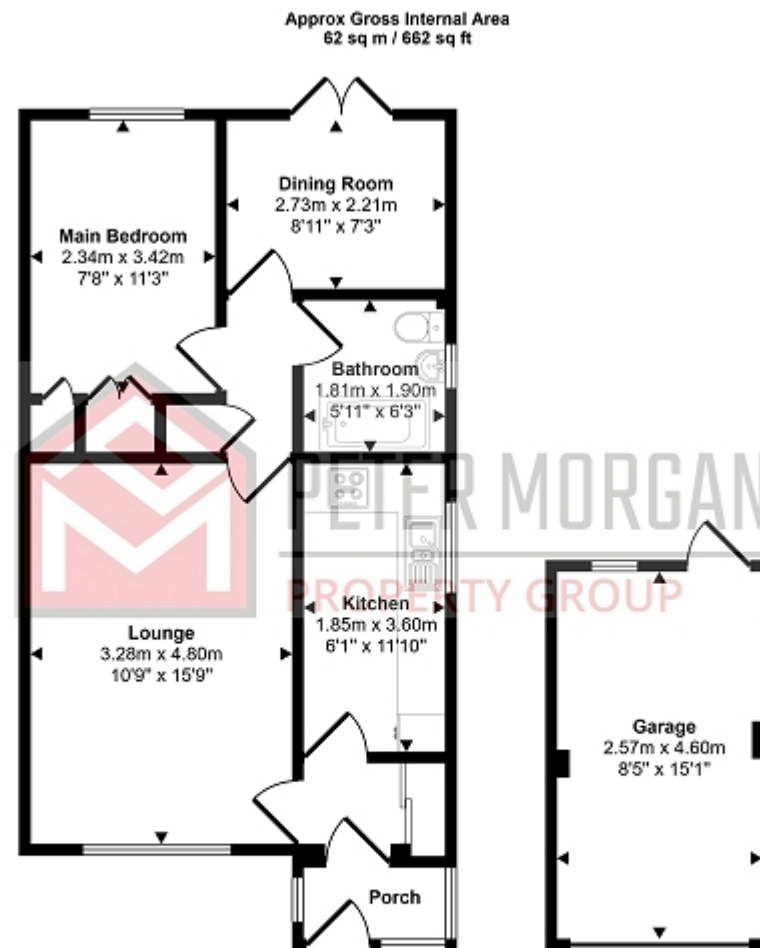
Combi

Tenure

Freehold








Floorplan
Approx 50 sq m / 535 sq ft

Garage
Approx 12 sq m / 127 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.

43 Hearts Of Oak Cottages, Nantyffyllon, Maesteg, Bridgend, CF34 0TU

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.

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