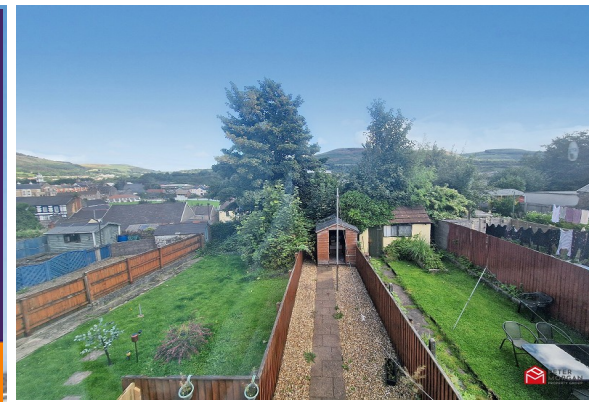


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PETER MORGAN

15 Station Street, Maesteg, Bridgend County, CF34 9AL

Offers In Region Of **£135,000**



## **Main Features**

- Modernised mid terraced home
- 2 bedrooms
- Open plan lounge/ dining room
- Family bathroom and ground floor cloakroom
- Kitchen and utility room
- Enclosed rear garden
- Situated close to Maesteg town centre, convenient for local shops, public transport routes
- Approx. 9 miles from Junction 36 of the M4
- uPVC double glazing and combi gas central heating
- Council Tax Band: B. EPC: D

## **General Information**

MODERNISED TWO BEDROOM MID TERRACE HOUSE.

Situated close to Maesteg town centre, convenient for local shops, public transport routes. Approx. 9 miles from Junction 36 of the M4.

The accommodation comprises ground floor hallway, lounge/ dining room, kitchen, utility room and cloakroom. First floor landing and three bedrooms with a family bath / shower room. The property has uPVC double glazing and combi gas central heating. Enclosed rear garden.

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 9 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**

### **Hallway**

uPVC double glazed front door. Plastered walls and ceiling. Tiled floor. Wooden window with frosted glass looking into living room. Oak door to..

### **Lounge/Dining Room**

uPVC double glazed window to front and French doors leading to rear garden. Plastered walls and ceiling. Open style fire place. Brick features. Electric freestanding fire with fire surround. Open plan staircase to first floor. Luxury click vinyl flooring. Radiator.

## Kitchen

uPVC double glazed window and door to side. A range of wall mounted and base units finished with light wood laminate doors and marble effect laminate worktops. Stainless steel sink unit. Integral stainless gas hob, electric oven and extractor hood. Tiled splashback. Plumbed for dishwasher. Plastered walls and ceiling. Luxury click vinyl flooring. Radiator.

## Utility Room

uPVC double glazed window to rear. Plastered walls and ceiling. Light wood laminate style kitchen units. Marble effect laminate worktops. Plumbed for washing machine. Combi gas central heating boiler. Luxury click vinyl flooring. Radiator.

## Cloakroom

uPVC double glazed window. Plastered walls and ceiling. 2 piece cloakroom suite in white comprising close coupled w.c and wall mounted sink with tiled splashback. Luxury click vinyl flooring. Radiator.

## FIRST FLOOR

### Landing

Balustrade and spindles. Plastered walls and ceiling. Fitted carpet. Radiator.

### Bath & Shower Room

uPVC double glazed window to rear. 4 piece suite comprising close coupled w.c, pedestal hand wash basin, bath and shower cubicle. Plastered walls and ceiling. Vinyl flooring. Storage cupboard. Radiator.

## Bedroom 1

uPVC double glazed window to front. Plastered walls and ceiling. Fitted carpet. Radiator.

## Bedroom 2

uPVC double glazed window to rear. Plastered walls and ceiling. Fitted carpet. Radiator.

## EXTERIOR

### Rear Garden

Enclosed rear garden, laid to paved patio and decorative stone. Garden shed.

## 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

B

## Current heating type

Combi

## Tenure

Freehold



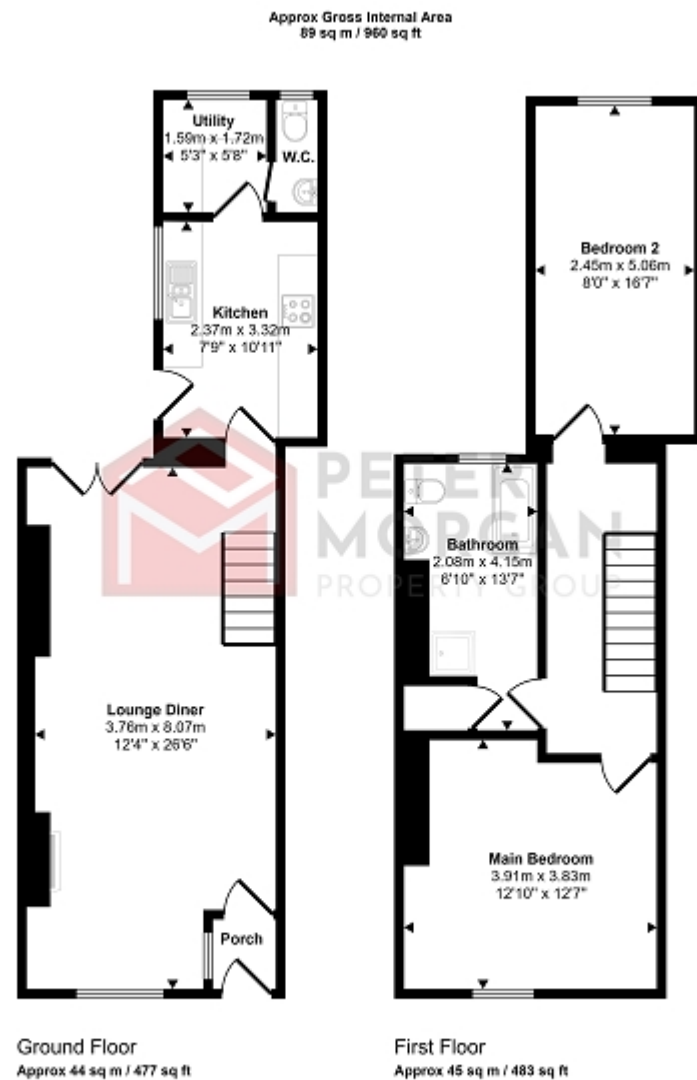













This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 300.

15 Station Street, Maesteg, Bridgend County, CF34 9AL

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(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	Neath Financial Services	Bridgend Sales Hub	Talbot Green Hub	Carmarthen Hub	Cardiff Hub
npt@petermorgan.net lettings@petermorgan.net  33-35 Windor Road, West Glamorgan SA11 1NB	team@pmfinancial.net  The Mortgage House, 5 The Ropewalk, Neath SA11 1EW	bcb@petermorgan.net  16 Dunraven Place, Mid Glamorgan CF31 1JD	talbotgreen@petermorgan.net lettingstg@petermorgan.net  Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	carmarthen@petermorgan.net lettingscm@petermorgan.net  21 Bridge Street, Carmarthen SA31 3JS	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.

## Bridgend County Branch

16 Dunraven Place, Bridgend. CF31 1JD

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VAT No : **821850148**

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**03300 563 555**



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