

# Selling with us

## Property Details Approval Form

10 Woodland Terrace,  
Maesteg, Mid Glamorgan,  
Wales, CF34 0SR

**Date:** 09 September 2024

**Property Ref and Version:** MTG303543 - 0002

## Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## Price

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£140,000

Tenure: Freehold

## Key Features

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- Four generously-sized bedrooms
- Open-plan layout
- Two reception rooms
- Excellent public transport links
- Council Tax Band A
- EPC Rating: Awaited

## Short Description

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This semi-detached house, featuring four spacious bedrooms, one bathroom, high ceilings, and an open-plan layout, offers a prime renovation opportunity for families or investors, situated in a well-connected area with excellent amenities and outdoor routes, and is listed under Council Tax band A.

## Long Description

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On offer is a semi-detached house in need of Decorative modernisation, presenting a fantastic opportunity for families or investors looking for a project. This property is located in an area with excellent public transport links, local amenities, walking routes and cycling routes all within easy reach.

The property features four generously-sized bedrooms and one bathroom. The high ceilings throughout the property enhance the sense of space and add a unique charm to the home. The open-plan layout is another noteworthy feature of this house, promoting a sense of flow and connectivity that is ideal for family living.

The house comprises of two reception rooms, offering ample space for relaxation and entertainment. The good-sized kitchen is ripe for renovation and can be transformed into a culinary haven.

Please note, this property falls under the Council Tax band A. Despite needing modernisation, this property holds immense potential for those willing to invigorate it with a contemporary touch.

Whether you are a family looking for a new home to make your own, or an investor seeking a promising venture, this property provides a canvas for you to realise your vision.

This property is listed for sale and is ready to welcome those who see the potential of its unique features and prime location. Don't delay in viewing this property - opportunities like this are few and far between.

## Directions

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## Agent Note

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## Room Description

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### **Entrance Hallway**

### **Lounge**

12' 6" x 9' 8" ( 3.81m x 2.95m )

### **Dining Room/Sitting Room**

19' 6" x 12' 9" ( 5.94m x 3.89m )

### **Kitchen**

9' 9" x 9' 7" ( 2.97m x 2.92m )

### **Shower Room**

### **Landing**

### **Bedroom 1**

11' 9" x 9' 7" ( 3.58m x 2.92m )

### **Bedroom 2**

10' 8" x 9' 8" ( 3.25m x 2.95m )

### **Bedroom 3**

9' 6" x 7' 4" ( 2.90m x 2.24m )

### **Bedroom 4**

9' 7" x 7' 6" ( 2.92m x 2.29m )

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## Property Images





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## Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Approval

Signature

Date

	Signature	Date
<b>Amy Tallis</b>		
<b>Mr R. Harries</b>		