

## Terraced House - Maesteg

£79,950

Property Reference: PP8981



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Situated here in this popular location, offering easy access to all amenities and services and easy access to the main shopping centre at Bridgend itself and of course the M4 corridor, this is a builder-renovated and modernised, mid-terrace property with UPVC double-glazing, gas central heating, new plastered walls, new modern fitted carpets, modern fitted kitchen and modern bathroom/WC. Excellent sized garden to rear with great potential. This property would ideally suit first time buyer, an early viewing would be highly recommended. The accommodation comprises, entrance hall, lounge, fitted kitchen/breakfast room, landing, bathroom/WC, three generous sized bedrooms.



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## Entranceway

Entrance via UPVC double-glazed door allowing access to entrance hallway.

## Hallway

Plastered emulsion décor, wall-mounted electric service meters, staircase to first floor elevation with new quality fitted carpet, modern panel door allowing access to lounge.

## Lounge

Excellent sized lounge, UPVC double-glazed window to front, plastered emulsion décor with matching ceiling, central heating radiators, quality new fitted carpet, gas service meters housed within recess storage cupboard, opening to rear through to kitchen, ample electric power points.

## Kitchen

Excellent sized kitchen, UPVC double-glazed windows to rear, UPVC double-glazed door to rear allowing access to rear gardens, further plastered emulsion décor and ceiling, range of white fitted kitchen units comprising ample wall-mounted units, base units, ample work surfaces with splashback, ample electric power points, single sink and drainer with mixer taps, plumbing for automatic washing machine, gas cooker power point,



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matching breakfast bar, central heating radiator.

## First Floor Elevation

### Landing

Generous sized landing with UPVC double-glazed window to rear, plastered emulsion décor, new fitted carpet, spindled balustrade, modern panel doors allowing access to bedrooms and bathroom.

### Bedroom 1

Good size bedroom with UPVC double-glazed window to rear, plastered emulsion décor and ceiling, central heating radiator, new fitted carpet, ample electric power points.

### Bedroom 2

Excellent size bedroom with UPVC double-glazed window to rear, plastered emulsion décor and ceiling, central heating radiator, new fitted carpet, ample electric power points.

### Bedroom 3

Generous double-fronted bedroom, formerly two bedrooms with two UPVC double-glazed windows to front, plastered emulsion décor, fitted carpet, radiator, ample electric power points.



### Bathroom

Patterned glaze UPVC double-glazed window to rear, cushion floor covering, central heating radiator, plastered emulsion décor and ceiling, white suite to include panelled bath with mixer taps and shower attachments, low-level WC, wash hand basin, PVC modern panelling to bath area, door to built-in storage cupboard.

### Built-in Storage Cupboard

Housing new wall-mounted gas combination boiler supplying domestic hot water and gas central heating.



### Rear Garden

Excellent sized garden, currently laid predominately to concrete offering excellent potential.



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## Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

## Notes

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# About Property Plus

## Our Background

The managing director has been a property professional for over 20 years and has made many personal property acquisitions and sales, and through this experience understands the needs, from a client's perspective when it comes to property. With a first class team of professionals ranging from mortgage advisors, solicitors, architects, contractors, planners, insurance brokers and property managers the level of support and experience delivered to our clients is second to none.

## Our Vision

Our vision is to be the agent of choice for anyone considering a property related transaction by being the best in our profession. To provide an outstanding level of service to our clients and to make moving home an easy, seamless and pleasurable experience. We believe in keeping clients for life and will stay in contact with clients long after their transaction has concluded so we remain the agent of choice.

## Our Mission

**OUR CLIENTS** - are the most important part of our business. Our main focus is to deliver outstanding service, making moving an easy, seamless and pleasurable experience.

**OUR TEAM** - is our most valuable asset and we work together in an atmosphere of fun and respect. We support each other to deliver exceptional customer care and achieve our personal goals.

**OUR BUSINESS** - provides a one-stop service for all property related matters. Our business is built on four strong principles and we have a shared vision to be the best in our profession both in terms of service and results.



**INTEGRITY - TEAMWORK - PASSION - PROFESSIONALISM**



# Buying Your Property

## Choosing a property

Viewing properties can be long and laborious if you haven't identified exactly what you want and where. Research the areas you are interested in, paying particular attention to the things that are most important to you, such as local amenities, transport links, schools, open space and council-tax bands.

When you have found the area/s you want to live in and the type of property you can afford, it's time to start viewing properties.



**It's best to have a list of things to ask and look out for, to help you identify properties that might be worth a second viewing, for example:**

- Ask to see a copy of the energy performance certificate (EPC)
- If it is a leasehold property, how many years are left on the lease?
- Check out the boiler.
- Does the property have gas central heating?
- What council-tax band is the property in?
- Does the property have double glazing?
- Is the attic well insulated (check the EPC)?
- If the property is leasehold, are there any service charges?
- Is the property near suitable transport links?

## Making an offer

When you are ready to make your offer, give us a call we will take charge of the sale of the property immediately. If you like the property, the chances are others will too, so speed is essential. You may want to put your offer in writing and give the name of your solicitor.

We will contact the seller and await their decision. Don't be surprised if your first offer is rejected. Buying and selling is about negotiation and this is where we as an experienced estate agent come into our own, so if you are a seller as well as a buyer, we work for you!

## Obtaining A Mortgage

Property Plus will be able to recommend a local independent mortgage adviser, who will search for the deals that suit you as an individual.