

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Brynglas Terrace

Maesteg, CF34 0PW

Asking Price £94,950



Council Tax: C



# 13 Brynglas Terrace

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## General

One of the main benefits of living in Maesteg is its excellent transport links. The town is well-connected by road, with easy access to the M4 motorway, providing quick and convenient travel to nearby cities such as Cardiff and Swansea. Additionally, Maesteg has a railway station with regular services to Bridgend, Cardiff, and beyond, making it easy to commute for work or leisure.

Maesteg offers a range of local amenities to its residents, including shops, restaurants, cafes, and leisure facilities. The town has a bustling high street with a variety of independent shops and larger chain stores, as well as a weekly market where locals can buy fresh produce and artisanal goods. For outdoor enthusiasts, Maesteg is surrounded by beautiful countryside, with numerous walking and cycling routes to explore.

In terms of education, Maesteg has several primary and secondary schools, as well as a college providing further education opportunities. The town also has a strong sense of community spirit, with various clubs, societies, and events taking place throughout the year, offering residents the chance to socialize and get involved in local activities.

## Lounge

21'11" x 11'11" (6.68m x 3.63m)  
with laminate flooring, textured walls and ceilings with central lighting, two radiators, window to front, and into lean too.

## Kitchen

11'8" x 9'5" (3.56m x 2.87m)  
with tiled flooring and tiled/ textured walls and ceilings with central lighting, selection of base and wall units in a beech colour with granite effect worktops, door into lean too and to rear bathroom.

## Utility

9'1" x 5'6" (2.77m x 1.68m )  
Lean too with tiled flooring, rendered walls, power and lighting with perspex roof, worktop with under counter plumbing for washing machine, door to rear garden.

## Bathroom

9'1" x 5'7" (2.77m x 1.70m)  
with vinyl flooring, smooth walls and ceilings with central lighting, 3 piece suite wc, sink and bath with electric shower, window to rear.

## Bedroom 1

12'9" x 10'1" (3.89m x 3.07m)  
with carpets, textured walls and ceilings with coving and central lighting, radiator, window to front.

## Bedroom 2

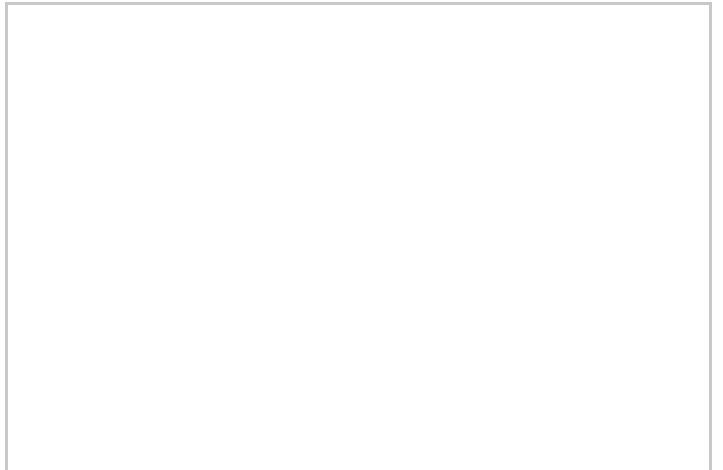
9'11" x 7'10" (3.02m x 2.39m )  
with carpets, textured walls and ceilings with coving and central lighting, radiator, window to rear.

## Bedroom 3

10'0" x 6'11" (3.05m x 2.11m)  
with carpets, textured walls and ceilings with coving and central lighting, radiator, window to front

## Garden

mostly concrete slabbed garden with rear garage onto lane.



## Road Map



## Hybrid Map



## Terrain Map



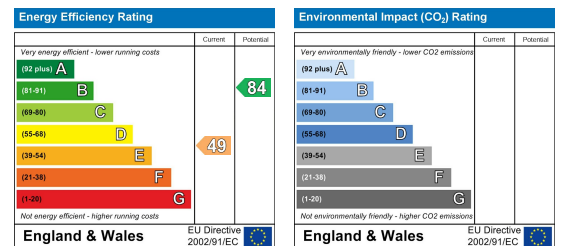
## Floor Plan



## Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.