



## 60 Fairfield Avenue, Maesteg, CF34 9LW

**£199,950**

A substantial four bedroom, detached dormer bungalow for sale situated in Maesteg, conveniently located within walking distance of Maesteg Town Centre and all its amenities. The accommodation briefly comprises:- entrance porch, hallway, three reception rooms (two of which can be utilised as bedrooms), kitchen/diner, shower room and study to the ground floor. Two bedrooms and an en-suite shower room to the first floor. The property further benefits from gas central heating, uPVC double glazing, front & rear gardens and a driveway.

Freehold (TBC by a legal representative)

EPC Rating = C.

Council Tax Band = C.

## Ground Floor

### Entrance Porch

Entry via a uPVC double glazed door, tiled flooring, door into:-

### Hallway



Skimmed and coved ceiling, skimmed walls, tiled flooring, radiator, six doors off:-

### Reception Room One 11'10" x 12'7" (3.61m x 3.84m)



Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator, coal effect fire sitting on a granite back and mantle, uPVC double glazed window to the front

### Reception Room Two / Bedroom Four 10'9" x 9'4" (3.28m x 2.84m)



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, feature log burner sitting on a tiled back and hearth with a wooden mantle, built-in storage cupboard, uPVC double glazed window to the front

### Bedroom Three 7'3" x 7'10" (2.21m x 2.39m)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, built-in wardrobe, uPVC double glazed window to the side

Kitchen / Diner 9'11" x 12' (3.02m x 3.66m)



Wood paneled ceiling, part skimmed and part tiled walls, tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink / drainer, space for range cooker, space for fridge/freezer, space and plumbing for a washing machine, cupboard housing the gas combination boiler, uPVC double glazed window to the rear, wooden double glazed door to the side

Shower Room 4'5" x 6'6" (1.35m x 1.98m)



Tiled walls, tiled flooring, radiator, chrome heated towel rail, three piece suite comprising a shower tray, wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear

Study 8'11" x 7'7" (2.72m x 2.31m)



Wood paneled ceiling, skimmed walls, tiled flooring, radiator, carpeted stairs to the first floor, under stairs storage cupboard, uPVC double glazed window to the rear

#### First Floor

#### Landing

Skimmed ceiling, skimmed walls, fitted carpet, two doors off:-

Master Bedroom 8'1" x 15'7" (2.46m x 4.75m)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, built-in walk in wardrobe, uPVC double glazed windows to the front, door into:-

En-suite 7'3" x 8'2" (2.21m x 2.49m)



Skimmed ceiling, tiled walls, tiled flooring, radiator, chrome heated towel rail, three piece suite comprising a corner shower cubicle, vanity wash hand basin and a low level W.C, uPVC double glazed windows to the rear

Bedroom Two 10'6" x 7'7" (3.20m x 2.31m)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, built-in walk in wardrobe, uPVC double glazed windows to the front

Outside

Front Garden



Wrought iron pedestrian gate, bordered with brick walls to the front, paved centre pathway leading to the property entrance, paved driveway to the side

Rear Garden



Garden laid to patio, bordered with block walls

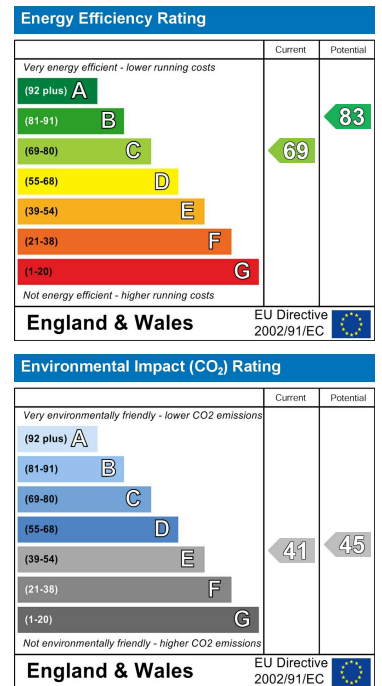
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.