



## Cartref Maesteg Road, Maesteg, CF34 9SN

**£199,995**

Ferriers estate Agents are delighted to offer this four bedroom property in the desirable area of Llangynwyd. Within easy reach of the historic village, known locally as Top Llan with a 13th century church as well as two public houses, one of which is one of the oldest inns in Wales. The property is within a short drive to the nearest town of Maesteg, with a selection of supermarkets and shops. J36 of the M4 is also a short drive to the south, making this ideal for commuting along the M4 corridor. The accommodation briefly comprises of an entrance porch, hallway, two reception rooms, dining room, kitchen, utility room and W.C to the ground floor. Landing, four bedrooms, shower room and W.C to the first floor. The property further benefits from partial uPVC double glazing, gas central heating, alarm system, front garden with off road parking, rear garden offering access to a large basement (restricted height) ideal for storage. Viewing is highly recommended to appreciate the space and potential on offer.

EPC Rating = E  
Council Tax Band = D

## Ground Floor

### Entrance Porch



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

### Hallway



Textured ceiling, papered walls, fitted carpet, radiator, carpeted stairs to the first floor, under stairs storage cupboard, three doors off.

### Reception Room One 14'9" x 11'1" (4.5 x 3.4)



Skimmed and coved ceiling, papered walls, fitted carpet, radiator, coal effect gas fire set on a marble hearth with wooden mantel over, uPVC double glazed window to front, double doors into:-

### Dining Room 12'1" x 9'10" (3.7 x 3.0)



Skimmed and coved ceiling, papered walls, fitted carpet, radiator, uPVC double glazed window to rear, door into:-

### Kitchen 9'10" x 8'10" (3.0 x 2.7)



Textured ceiling, tongue and groove walls, wood effect laminate flooring, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainer, space for washing machine and cooker, uPVC double glazed window to the rear, door into:-

### Utility Room 11'1" x 7'10" (3.4 x 2.4)



Textured ceiling, skimmed walls, tiled floor, radiator, door to walkway to front garden, door to rear garden and door to:-

W.C 5'6" x 2'7" (1.7 x 0.8)



Textured ceiling, skimmed walls, tiled floor, window to the rear and a low level W.C.

Reception Room Two 12'9" x 7'6" (3.9 x 2.3)



Textured and covered ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to front.

## First Floor

### Landing

Textured ceiling with loft access, papered walls, fitted carpet, storage cupboard and six doors off:-

Bedroom One 21'3" x 10'5" (6.5 x 3.2 )



Textured and covered ceiling, skimmed walls, fitted carpet, two radiators, dual aspect uPVC double glazed windows to the front and rear. Has the potential to be split into two bedrooms.

Bedroom Two 11'9" x 9'10" (3.6 x 3.0)



Textured ceiling, papered walls, fitted carpet, radiator, fitted wardrobes, uPVC double glazed window to the rear.

Bedroom Three 12'1" x 11'1" (3.7 x 3.4 )



Skimmed ceiling, papered walls, fitted carpet, radiator, fitted wardrobes, uPVC double glazed window to the front.

Bedroom Four 8'10" x 6'10" (2.7 x 2.1 )



Skimmed ceiling, papered walls, fitted carpet, radiator, uPVC double glazed window to the front.

### Shower Room 5'10" x 5'10" (1.8 x 1.8 )



Textured ceiling, tiled walls, fitted carpet, towel rail radiator, two piece suite comprising of a double shower cubicle and a wash hand basin set on a vanity unit, uPVC double glazed window with obscured glass to the rear.

### W.C 5'10" x 2'7" (1.8 x 0.8 )

Skimmed ceiling, papered walls, fitted carpet, uPVC window to the rear and a low level W.C.

### Outside

#### Front Garden



Area laid to lawn, bordered with mature plants and shrubs, off-road parking for one vehicle, uPVC double glazed door offering access to the utility room.

#### Rear Garden

Area laid to patio, garden is overgrown at present with access to basement with restricted height.

#### Basement

### Room One 21'3" x 9'10" (6.5 x 3.0)

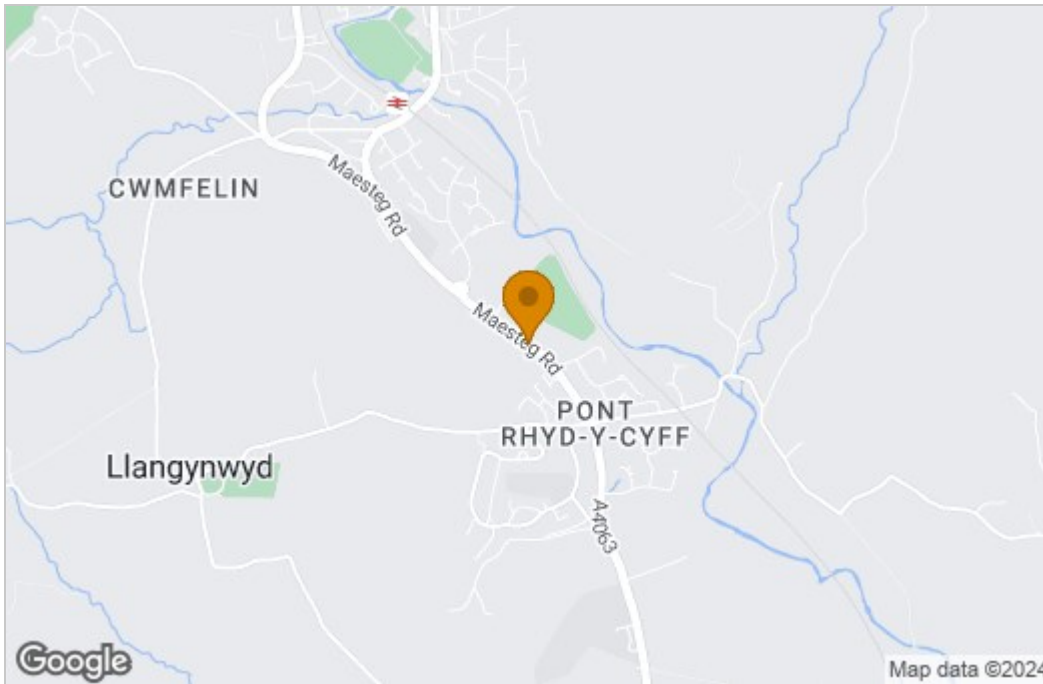


### Room Two 21'3" x 11'1" (6.5 x 3.4)

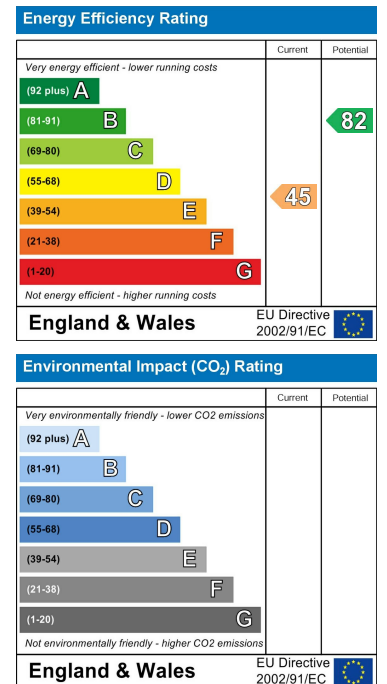
# Floor Plan



# Area Map



# Energy Efficiency Graph



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