



## **14 Pen Y Garn Terrace, Maesteg, CF34 9AU**

**£149,995**

We are delighted to offer to the market this immaculately presented two bedroom end of terrace home in a highly sought after area which has only seen five property sales in this street within the last 25 years, making this a rare opportunity to acquire a property in this street which offers seclusion and spectacular views of the Llynfi Valley. The accommodation briefly comprises a porch, reception room and kitchen to the ground floor. Landing, two bedrooms and bathroom to the first floor. The property further benefits from a loft area with a pitched roof window, accessed via a pull down ladder, uPVC double glazing throughout, gas central heating via a combination boiler (less than a year old), side access and rear garden. Viewing is highly recommended to appreciate the quality of finish in this wonderful home.

Tenure=Freehold (To be confirmed by a legal representative)

EPC=C

Council Tax Band=B

## Ground Floor

### Entrance Porch

Entry via a composite front door, skimmed and coved ceiling, skimmed walls, wood effect tiled flooring, door into:-

### Reception Room 21'11" x 15'1" (6.7 x 4.6)



Papered and coved ceiling, skimmed walls, wood effect laminate flooring, multi fuel burner set on a tiled hearth, two column style radiators, carpeted stairs to the first floor, uPVC double glazed window to the front, uPVC double glazed window to the rear, door to:-

### Kitchen 9'6" x 8'6" (2.9 x 2.6)



Skimmed and coved ceiling with spotlights, skimmed walls, luxury vinyl flooring, a range of base and wall mounted high gloss units with a complementary work surface housing a contemporary stainless steel sink/drainage unit, integrated appliances to include an under counter fridge and freezer, space for cooker, space and plumbing for a washing machine, wall mounted gas combination boiler contained within a wall cabinet, uPVC double glazed window to the rear, uPVC double glazed door to the side.

## First Floor

## Landing



Skimmed and coved ceiling with loft access, skimmed walls, fitted carpet, uPVC double glazed window to the rear, three doors off:-

### Bedroom One 16'8" x 8'6" (5.1 x 2.6)



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, column radiator, uPVC double glazed window to the front.

### Bedroom Two 13'5" x 6'6" (4.1 x 2)



Textured ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the front.

### Bathroom 9'2" x 4'11" (2.8 x 1.5)

Skimmed ceiling, tiled walls, wood effect vinyl flooring, column radiator, three piece suite comprising a P-shaped bath with shower over and privacy screen, vanity wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

### Loft Space 14'1" x 10'2" (4.3 x 3.1)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, eaves storage, pitched roof window, suitable for an office space or children's playroom.

### Outside

#### Rear Garden

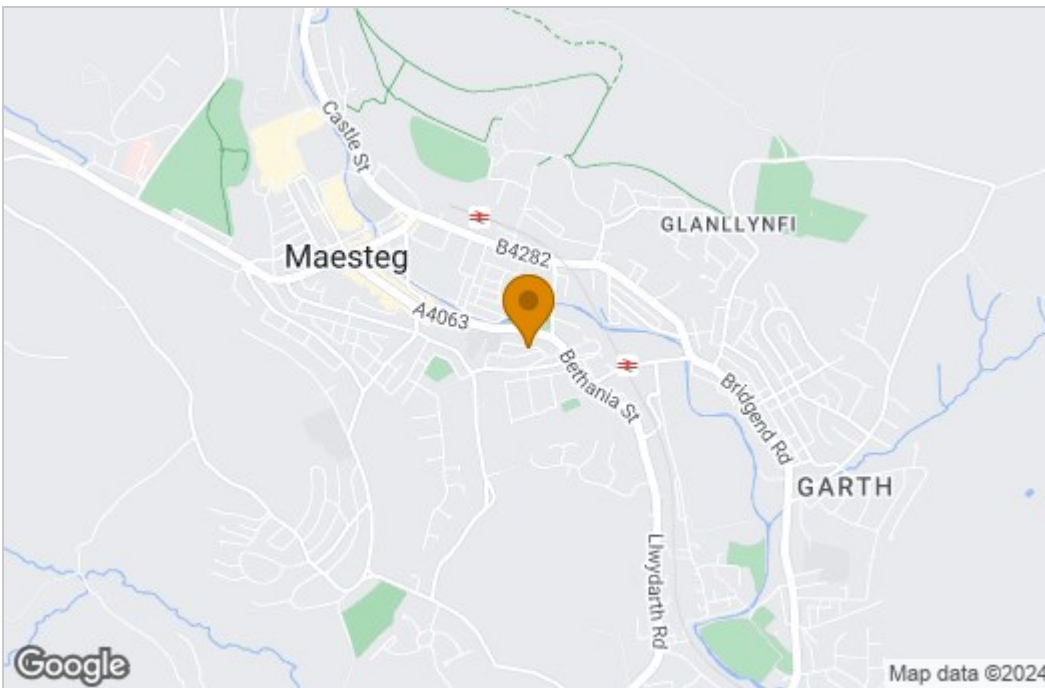


Area laid to concrete, steps leading up to a further area which is laid to resin, bordered with block walls, rear lane access, block shed with power and lighting which is timber clad.

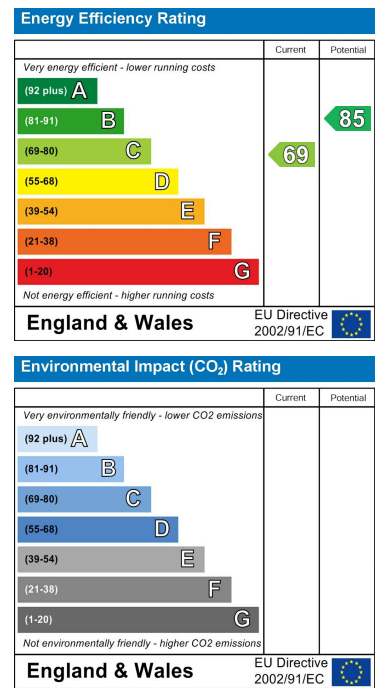
# Floor Plan



# Area Map



# Energy Efficiency Graph



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