



## 28 Brynmawr Place, Maesteg, CF34 9PB

**£225,000**

Ferriers Estate Agents are pleased to offer for sale this traditional Edwardian three bedroom, semi-detached property oozing character and boasting many period features, situated in a sought after area of Maesteg. Within walking distance of Maesteg Welfare Park and Town Centre. The accommodation briefly comprises:- entrance porch, hallway, two reception rooms, dining room, kitchen and utility room to the ground floor. Landing, three bedrooms and a bathroom to the first floor. The property further benefits from gas central heating via combination boiler, partial double glazing, front & rear gardens and garage. This property is being sold with no on-going chain.

Tenure = Freehold (To be confirmed by a legal representative)  
EPC Rating = D  
Council Tax Band = D

## Ground Floor

### Entrance Porch

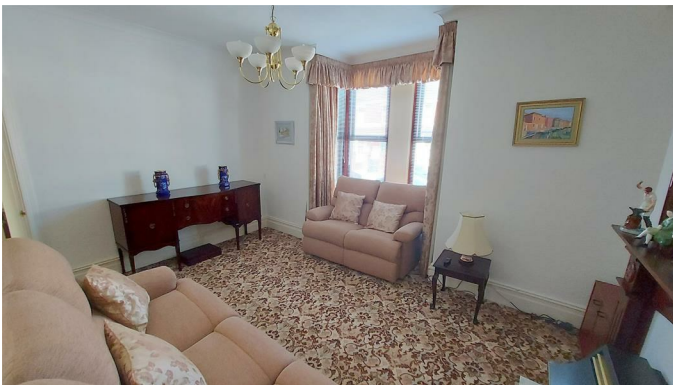
Entry via a hardwood door, papered ceiling, papered and original tiled walls, fitted carpet, half glazed door into:-

### Hallway



Papered and covered ceiling, papered walls, fitted carpet, radiator, carpeted stairs to the first floor and three doors off:-

### Reception Room One 14'1" x 10'9" (4.3 x 3.3)



Papered and covered ceiling, papered walls, fitted carpet, radiator, coal effect gas fire sitting on a marble hearth with wooden mantle over, hardwood bay window to the front.

### Dining Room 11'5" x 11'1" (3.5 x 3.4)



Papered and covered ceiling, papered walls, fitted carpet, radiator, uPVC double glazed window to the rear.

### Reception Room Two 13'1" x 11'9" (4 x 3.6)



Papered and covered ceiling, papered walls, fitted carpet, radiator, multi fuel burner sitting on a tiled hearth, uPVC double glazed window to the side, door into:-

### Kitchen 11'9" x 7'6" (3.6 x 2.3)



Textured and covered ceiling, skimmed and tiled walls, wood effect vinyl flooring, radiator, a range of base and wall mounted units with a complementary work surface, space for a cooker, space for an under counter fridge, uPVC double glazed window to the side, uPVC double glazed door to the side, door into:-

### Utility Room 9'10" x 4'11" (3 x 1.5)



PVC panelled ceiling, skimmed and PVC panelled walls, wood effect vinyl flooring, range of base units with a complementary work surface housing a stainless steel sink/drain, space and plumbing for a washing machine, uPVC double glazed window to the rear.

## First Floor

## Landing



Papered ceiling, papered walls, fitted carpet, four doors off:-

## Master Bedroom 18'4" x 11'9" (5.6 x 3.6)



Papered and covered ceiling, papered walls, fitted carpet, radiator, original fireplace and three hardwood windows to the front.

## Bedroom Two 11'1" x 11'1" (3.4 x 3.4)



Papered and covered ceiling, papered walls, fitted carpet, radiator, original fireplace and a uPVC double glazed window to the rear.

## Bedroom Three 12'5" x 8'10" (3.8 x 2.7)



Papered and covered ceiling, papered walls, fitted carpet, radiator and two uPVC double glazed windows to the side.

## Bathroom 12'5" x 7'6" (3.8 x 2.3)



Textured and covered ceiling with loft access, skimmed and tiled walls, fitted carpet, radiator, four piece suite comprising a quadrant shower cubicle, panel bath, pedestal wash hand basin and a low level W.C., storage cupboard housing a gas combination boiler, uPVC double glazed window with obscured glass to the rear.

## Outside

### Front Garden



Entry via a wrought iron pedestrian gate, area laid to lawn, brick paviour steps and path leading to the entrance to the property, side access to rear garden via a PVC door, bordered with wrought iron railings.

## Rear Garden



Brick paviour area to the side, steps leading to the garden which is laid to lawn, garden offers access to the garage and shed, bordered with stone and block walls and a PVC door offering rear lane access.

## Garage

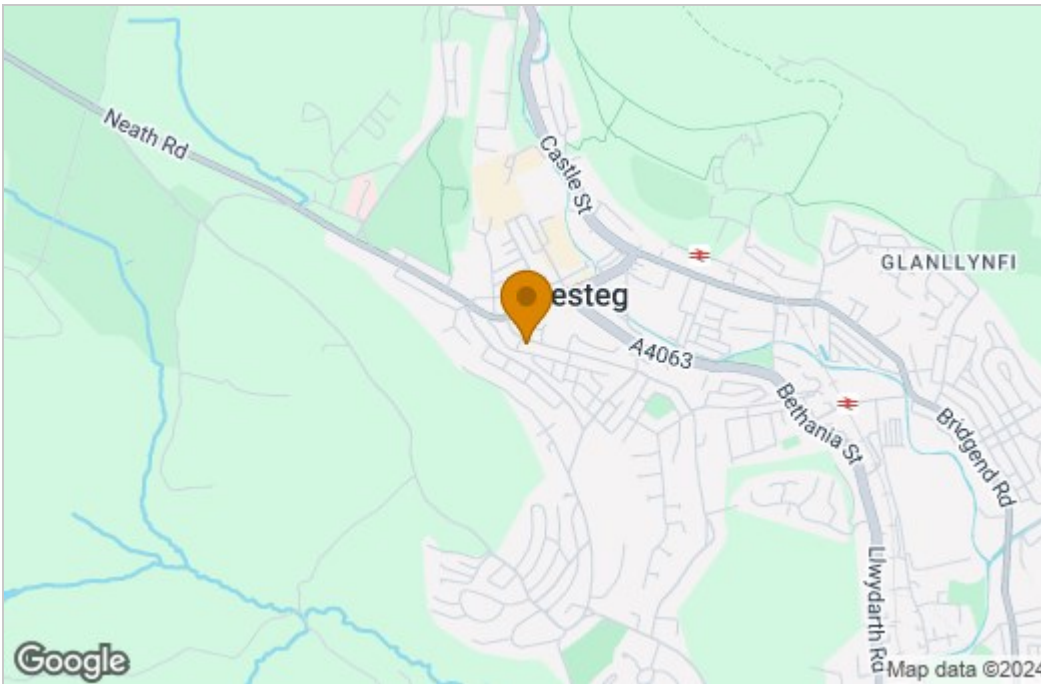


Electric roller door with power.

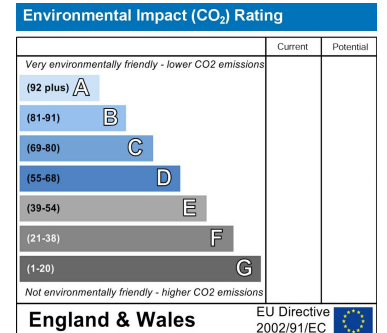
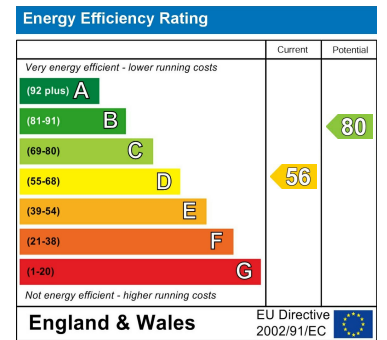
# Floor Plan



# Area Map



# Energy Efficiency Graph



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