



## 40 St. Cynwyds Avenue, Maesteg, CF34 9NR

**£130,000**

Welcome to St. Cynwyds Avenue, Maesteg - a charming location that could be the perfect setting for your new home! This delightful semi-detached house comprises of an entrance hall, a kitchen and boasts two reception rooms to the ground floor, providing ample space for entertaining guests or simply relaxing with your loved ones. The property also features a shower room, ensuring convenience for your daily routines as well as a landing and three cosy bedrooms to the first floor.

The semi-detached style provides a sense of privacy while still being part of a friendly community. Whether you're looking to host gatherings in the spacious reception rooms or enjoy quiet evenings in the comfort of your own home, this property offers the versatility to suit your lifestyle.

The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, front and rear gardens as well as off-road parking to the rear. Sold with no on-going chain!!

Tenure = Freehold (to be confirmed by a legal representative).

EPC Rating = D.

Council Tax Band = B.



## Ground Floor

### Entrance Hall



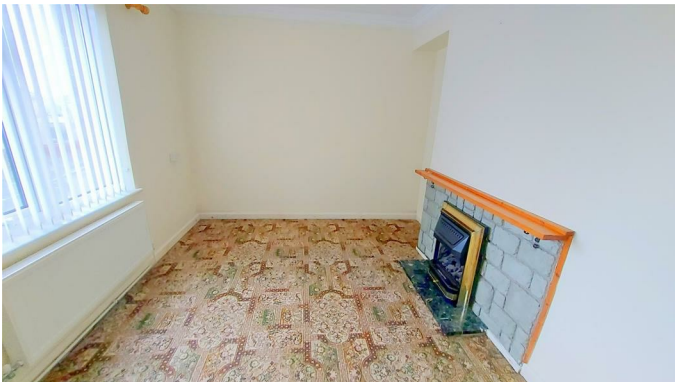
Entry via a uPVC double glazed door, textured ceiling, papered walls, fitted carpet, radiator, carpeted stairs to the first floor, uPVC double glazed window to the front, uPVC double glazed door to the rear, three doors off:-

### Reception Room One 16'8" x 10'5" (5.1 x 3.2)



Papered and covered ceiling, papered walls, fitted carpet, two radiators, two uPVC double glazed windows to the front and rear.

### Reception Room Two 10'9" x 8'6" (3.3 x 2.6)



Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the front.

## Kitchen 13'9" x 6'6" (4.2 x 2.0)



Skimmed and coved ceiling, skimmed and tiled walls, vinyl flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drain, space and plumbing for a washing machine, space for a cooker and a fridge freezer, two uPVC double glazed windows to the rear and side.

## First Floor

### Landing

Textured ceiling with loft access, papered and wood panelled walls, fitted carpet, four doors off:-

### Bedroom One 16'8" x 10'5" (5.1 x 3.2)



Papered ceiling, papered walls, fitted carpet, radiator, storage cupboard housing the gas combination boiler, two uPVC double glazed windows to the front and rear.

### Bedroom Two 14'1" x 8'2" (4.3 x 2.5)



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

### Bedroom Three 10'9" x 6'6" (3.3 x 2.0)



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

### Shower Room 8'6" x 4'3" (2.6 x 1.3)



PVC panelled ceiling with spotlights, PVC panelled walls, fitted carpet, chrome heated towel rail, three piece suite comprising a double shower cubicle, vanity wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

### Outside

#### Front Garden



Area laid to patio with a selection of mature plants and shrubs, bordered with block walls, wrought iron railings and pedestrian gate. Footpath leading to the front entrance and also the rear garden.

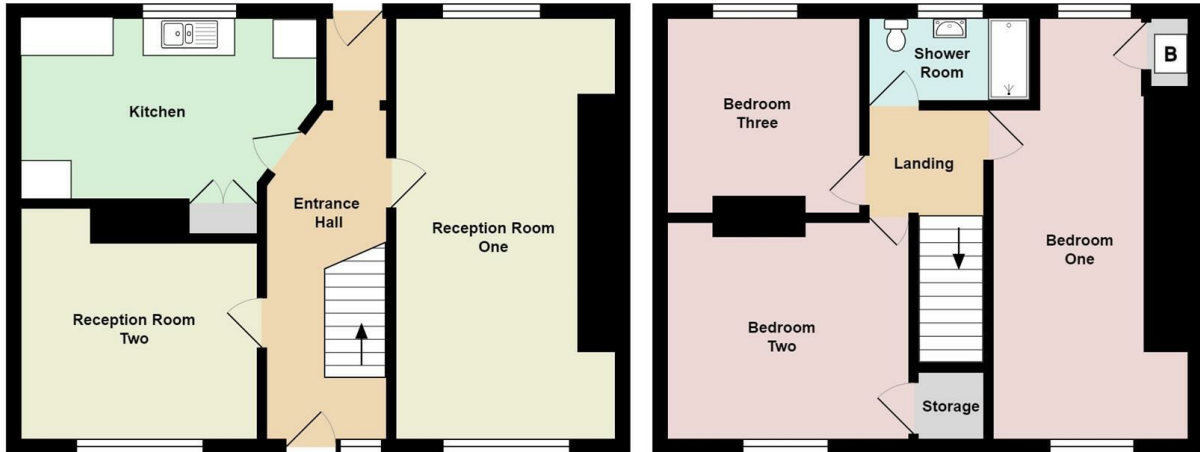
### Rear Garden



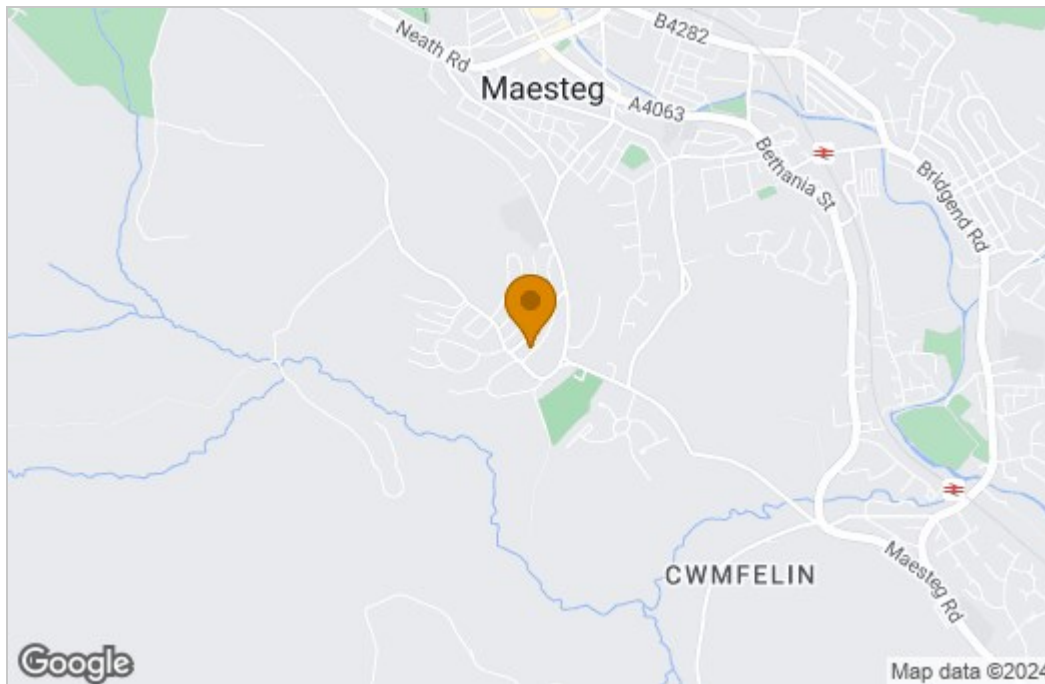
Area laid to patio, further area laid to lawn, two block sheds, off-road parking to the rear suitable for 1-2 vehicles.



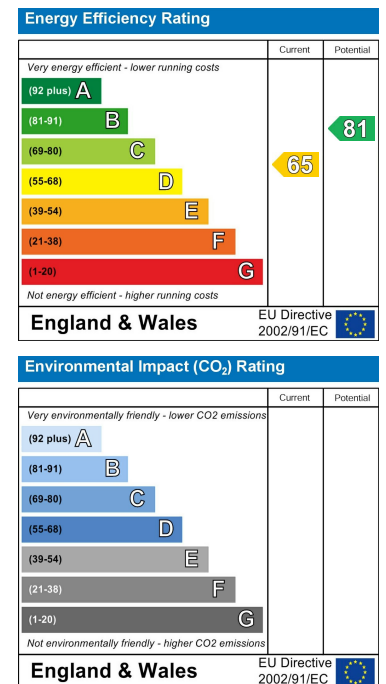
# Floor Plan



# Area Map



# Energy Efficiency Graph



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