



## 18 Brynmawr Place, Maesteg, CF34 9PB

**£249,950**

We are delighted to offer For Sale this charming semi-detached house that could be your next dream home! This property boasts many original features, and the accommodation briefly comprises a spacious reception room and a kitchen/diner, perfect for entertaining guests or relaxing with your family. With four bedrooms, there's plenty of space for everyone to have their own sanctuary, as well as a well-appointed bathroom, ensuring convenience for all residents. The property further benefits from a loft room with ample storage, gas central heating via a combination boiler and uPVC double glazing. Located in the picturesque Llynfi Valley, this property offers the perfect blend of tranquillity and community living overlooking St Michaels Church which dates back to 1898. The semi-detached style provides a sense of privacy while still being part of a friendly neighbourhood. Whether you're looking to settle down or expand your family, this house offers the space and comfort you need.

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

Council Tax Band=D

EPC=D

## Ground Floor

### Entrance Porch

Entry via a uPVC double glazed door. Skimmed and decorative coved ceiling, skimmed walls with dado rail, tiled walls and stained glass door with matching side panels to:

### Hallway



Skimmed and decorative coved ceiling, skimmed walls with dado rail, fitted carpet, radiator, stairs to first floor and three doors off.

### Reception Room 23'7" x 13'9" (7.2 x 4.2)

Skimmed and coved ceiling with ceiling roses, skimmed walls with picture rail, fitted carpet, log burner style gas fire set on a hand made cotswold stone hearth and surround, two radiators, uPVC double glazed bay window to front, uPVC double glazed french doors to rear and second door leading to hallway.

### Kitchen Diner 18'8" x 9'6" (5.7 x 2.9)

Skimmed and coved ceiling with spotlights,

skimmed and tiled walls, tiled floor, a range of farmhouse style base and wall mounted units with a complementary work surface housing a one and a half bowl ceramic sink/drain, a range of integrated appliances including a hob, extractor and double oven, space for dishwasher, fridge/freezer, washing machine, tumble dryer and family dining suite, two uPVC double glazed windows and a door to side.

## First Floor

### Landing

Skimmed and decorative coved ceiling, skimmed walls with dado rail, fitted carpet, under stairs storage cupboard, carpeted stairs to second floor and five doors off.

### Bedroom One 14'1" x 9'10" (4.3 x 3.0)

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

### Bedroom Two 11'5" x 9'10" (3.5 x 3.0)

Skimmed ceiling, skimmed walls with dado rail, fitted carpet, radiator and uPVC double glazed window to rear.

### Bedroom Three 10'5" x 9'10" (3.2 x 3.0)

Skimmed ceiling, skimmed walls with picture rail, fitted carpet, radiator, original wrought iron fireplace, uPVC double glazed window to rear and a storage cupboard housing a gas combination boiler.

### Bedroom Four 9'10" x 7'6" (3.0 x 2.3)

Skimmed ceiling and walls, radiator and uPVC double glazed window to front.

### Bathroom 8'10" x 6'10" (2.7 x 2.1)

Skimmed and decorative coved ceiling with ceiling rose, skimmed and wood panelled walls, tiled floor, radiator, uPVC double glazed window to side and a three piece suite comprising a panel bath, low level W.C and wash hand basin set on a vanity unit.

## Second Floor

### Landing

Skimmed ceiling with pitched roof window, skimmed walls, fitted carpet access to further loft area for storage and door to:

### Loft Room 10'2" x 9'6" (3.1 x 2.9)

Skimmed ceiling with pitched roof window, skimmed walls, fitted carpet, radiator and access to eaves storage.

## Outside

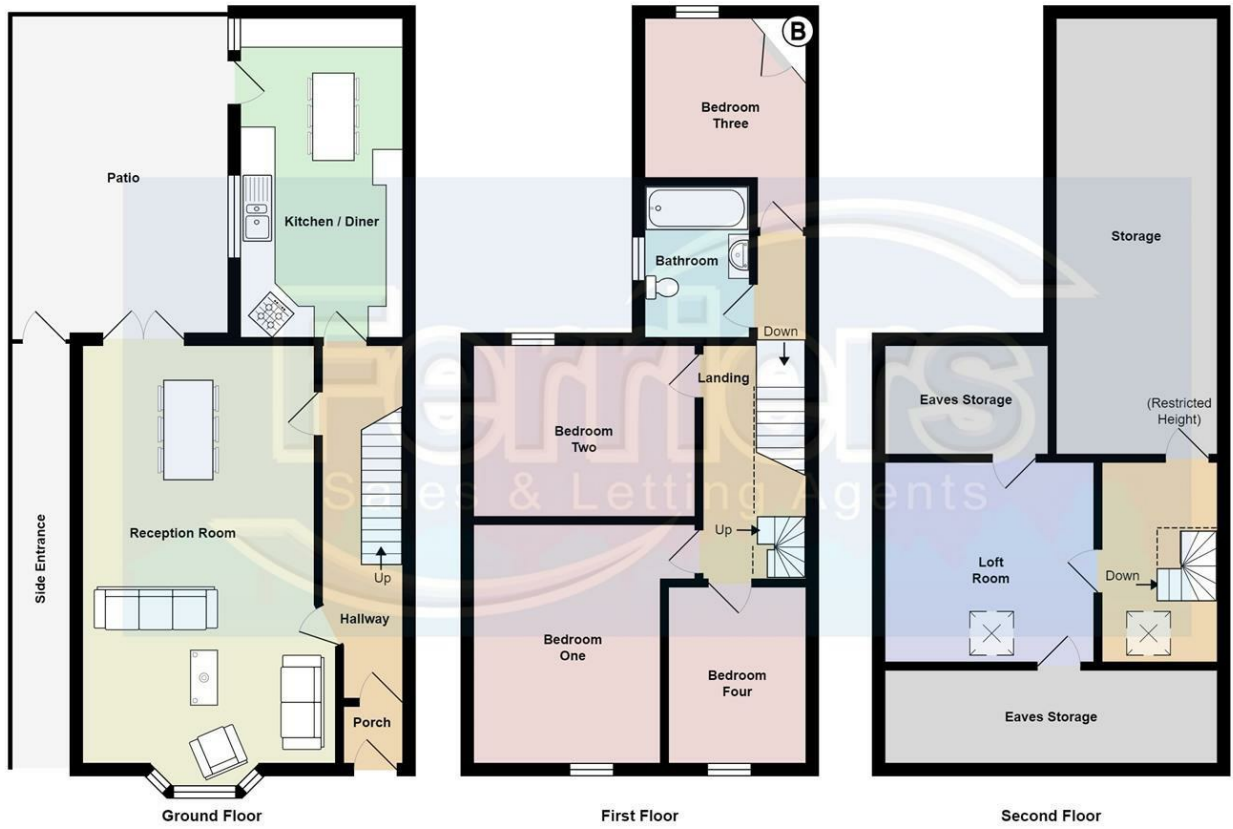
### Front Garden

Area laid with decorative pea shingle and a selection of mature plants and shrubs. Steps on approach to front entrance and side access towards rear garden.

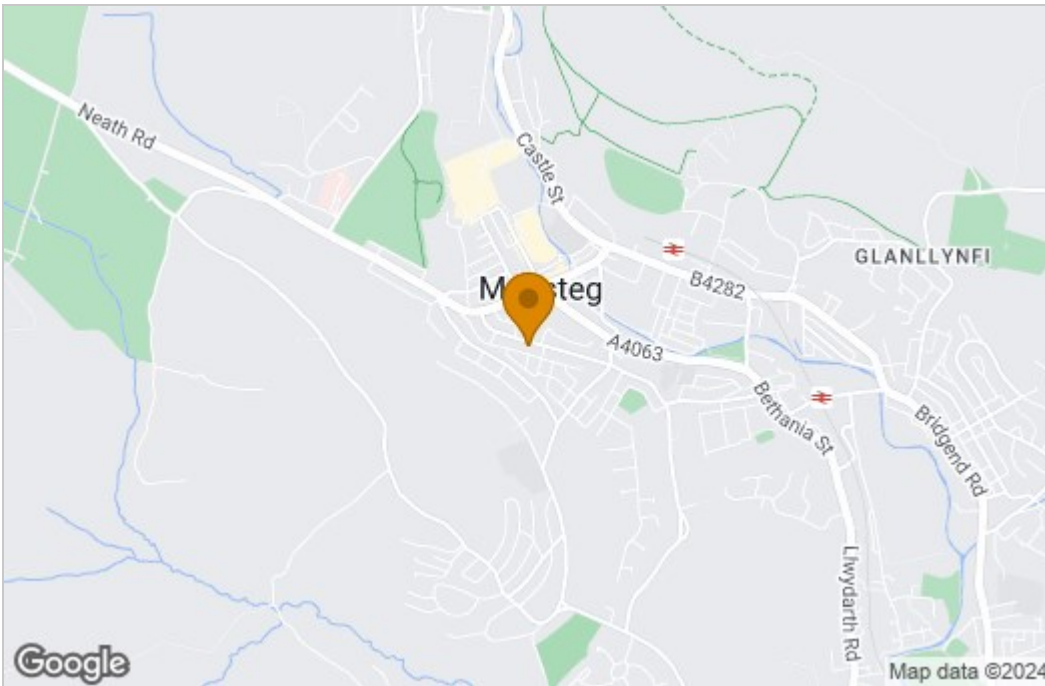
### Rear Garden

Area laid to patio split over two tiers, wooden shed, gate offering access to a further area, currently in need of attention and offers potential for off road parking or extra garden/entertaining area.

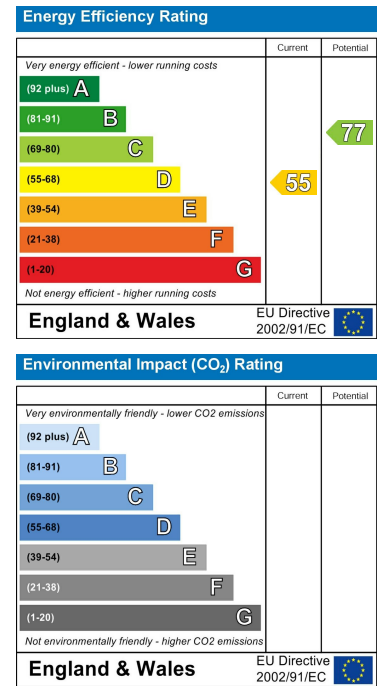
# Floor Plan



# Area Map



# Energy Efficiency Graph



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