



**28 Crown Rise, Maesteg, CF34 0JY**  
**Offers Over £235,000**

Ferriers Estate Agents are pleased to offer for sale this immaculately presented three bedroom semi-detached property situated in the sought after location of Crown Rise, Maesteg. The property is conveniently located with access to local schools, transport links and also Maesteg Town Centre.

The property briefly comprises:- entrance hallway, cloakroom, open plan kitchen / diner / lounge and another reception room to the ground floor. Landing, three bedrooms, ensuite shower room (in master bedroom) and a bathroom to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, well maintained front and rear gardens as well as off-road parking for 1-2 vehicles.

Internal viewing is highly recommended to appreciate what this property has to offer!!!

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

EPC Rating = C

Council Tax Band = C

## Ground Floor

### Entrance Hallway



Entry via a uPVC double glazed front door, skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, vertical contemporary radiator, storage cupboard housing the gas combination boiler, uPVC double glazed window to the side, door into:-

### Cloakroom 2'5" x 5'7" (0.75 x 1.71)



Textured ceiling, skimmed walls, tiled flooring, radiator, two piece suite comprising a vanity wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the side.

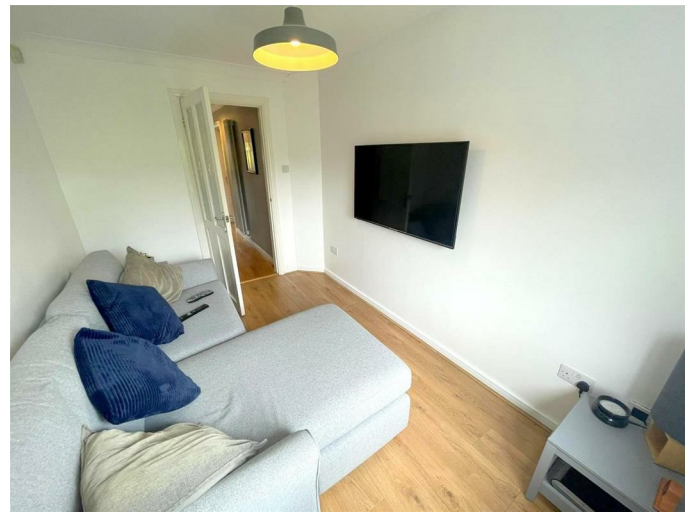
### Open Plan Kitchen / Diner / Lounge 25'6" x 8'7" (7.78 x 2.64)



Skimmed ceiling with spotlights, skimmed walls,

wood effect laminate flooring, two vertical contemporary radiators, a range of base and wall mounted units with a complementary worksurface housing a Lamona sink/drainers with ceramic tap, integrated appliances to include a washing machine, double dishwasher, eye-level microwave and oven, fridge/freezer, pull-out larder cupboard and built-in larder draws for ample storage, five ring gas hob with built in extractor hood above, downlighting in the overhead wall mounted units, built in LED lighting to the kitchen base units, built-in breakfast bar, lounge area has ample space for a sofa, coffee table and TV unit, uPVC double glazed window to the front, uPVC double glazed French doors to the rear.

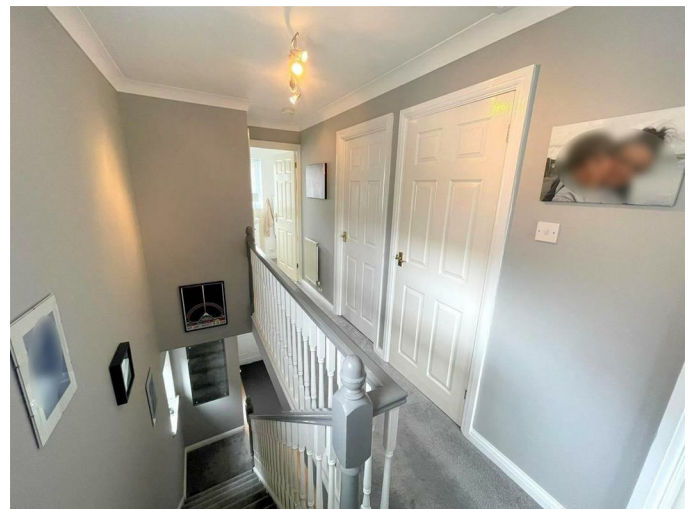
### Reception Room 7'6" x 11'5" (2.30 x 3.50m)



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

## First Floor

### Landing



Skimmed and coved ceiling with loft access, skimmed walls, fitted carpet, radiator, two storage cupboards, uPVC double glazed window to the side, four doors off:-

Bedroom One 9'2" x 11'2" (2.8 x 3.42)



Textured and coved ceiling, skimmed walls, fitted carpet, radiator, built in wardrobe space, uPVC double glazed window to the rear, door into:-

Ensuite Shower Room 4'11" x 7'4" (1.5 x 2.25)



Skimmed ceiling, skimmed and tiled walls, wood effect laminate flooring, heated towel rail, three piece suite comprising a shower cubicle with rainfall shower head, vanity wash hand basin and a low level W.C., wall mounted vanity mirror.

Bedroom Two 10'2" x 8'9" (3.1 x 2.68)



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

Bedroom Three 7'1" x 7'3" (2.18 x 2.21)



Textured ceiling, skimmed walls, fitted carpet, radiator, built in wardrobe space, uPVC double glazed window to the rear.

Bathroom 5'5" x 8'3" (1.67 x 2.54)



Skimmed ceiling, skimmed and tiled walls, wood

effect laminate flooring, chrome heated towel rail, three piece suite comprising a panel bath, vanity wash hand basin and a low level W.C., wall mounted storage cupboard, uPVC double glazed window with obscured glass to the front.

## Outside

### Front Garden



Paved centre pathway leading to the property entrance with areas either side laid to lawn, driveway suitable for 1-2 vehicles.

### Rear Garden

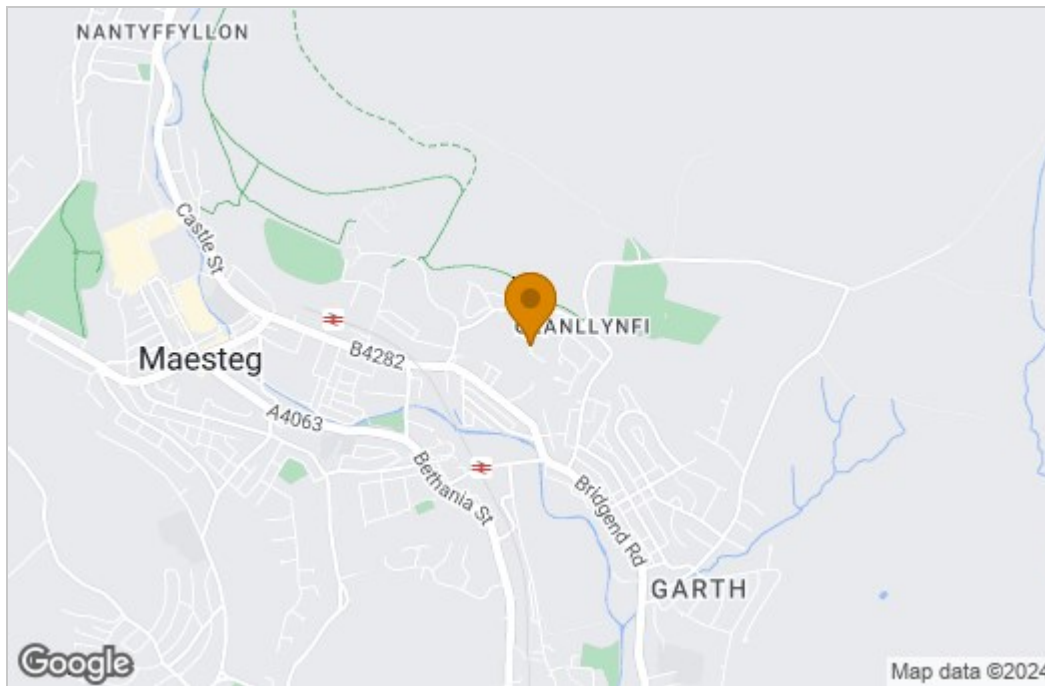


Area laid to patio, paved centre pathway with areas either side laid to lawn, side entrance laid to patio with a wooden pedestrian gate, further area laid to patio with decorative pebbles, bordered with block walls and wood panel fencing, wooden pedestrian gate to the rear, wooden gates which open into multi-use canopy area with electric (2.12m x 3.42m).

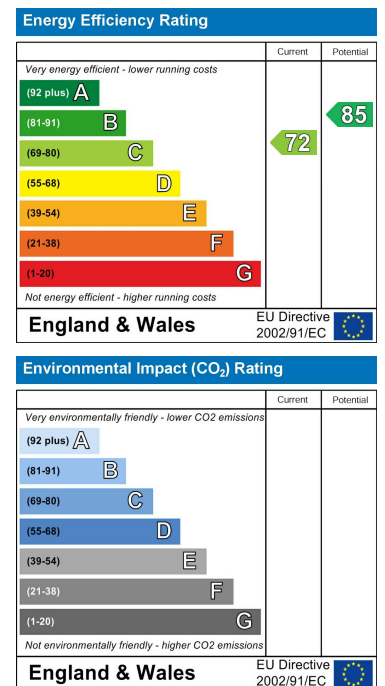
## Floor Plan



## Area Map



## Energy Efficiency Graph



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