



35 Heol Yr Ysgol, Maesteg, CF34 9SS

£115,000

Welcome to this charming flat located in the picturesque village of Llangynwyd, Maesteg. Situated on Heol Yr Ysgol, this property boasts 1 reception room, 2 cosy bedrooms, and a well-appointed bathroom.

This delightful flat offers a perfect blend of comfort and convenience, making it an ideal home for those looking to settle in a tranquil setting. The reception room provides a welcoming space to relax and entertain guests, while the bedrooms offer a peaceful retreat at the end of the day.

The property's location in Llangynwyd allows residents to enjoy the beauty of the surrounding countryside while still being within easy reach of local amenities. Whether you're looking to explore the nearby nature trails or simply unwind in a peaceful environment, this flat offers the best of both worlds.

Don't miss out on the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing and experience the charm of Heol Yr Ysgol for yourself.

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

EPC=D.

Council Tax Band=A

Entrance Hallway



Entry via a uPVC double glazed door. Textured ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to front, two storage cupboards and five doors off.

Reception Room 14'9" x 11'5" (4.5 x 3.5)



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

Kitchen 13'1" x 9'10" (4.0 x 3.0)



Skimmed ceiling, skimmed and tiled walls, tiled flooring, radiator, storage cupboard, a range of base and wall mounted units with a complementary work surface housing a ceramic sink/drainer and matching tap, integrated appliances to include an oven, four ring hob and extractor above as well as a fridge/freezer, space and plumbing for a washing machine, uPVC double glazed window to the rear, door into:-

Rear Hallway

Textured ceiling, skimmed walls, tiled flooring, wall mounted gas combination boiler, uPVC double glazed door to the rear.

Bedroom One 10'5" x 10'2" (3.2 x 3.1)



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

Bedroom Two 11'5" x 8'10" (3.5 x 2.7)



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

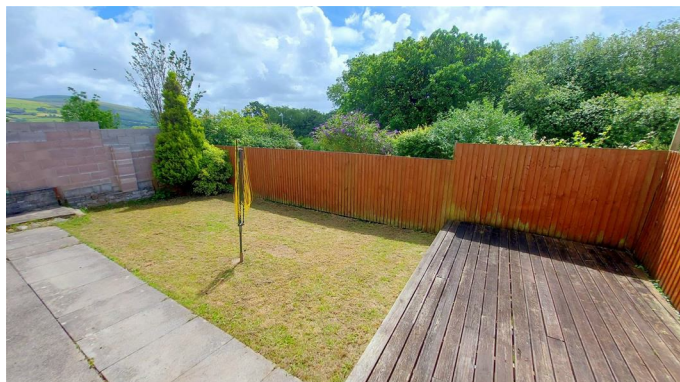
Bathroom 7'6" x 6'10" (2.3 x 2.1)



Skimmed ceiling, skimmed tiled walls, tiled flooring, radiator, a three piece suite comprising a panel bath with shower over and privacy screen, wash hand basin set on a vanity unit and a low level W.C., two uPVC double glazed windows with obscured glass to the rear.

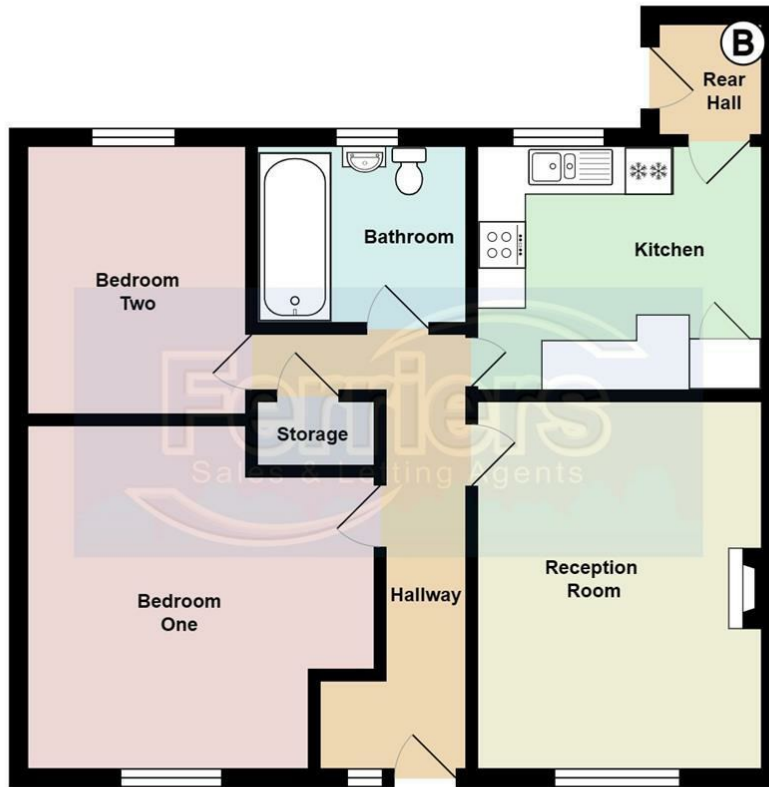
Outside

Rear Garden

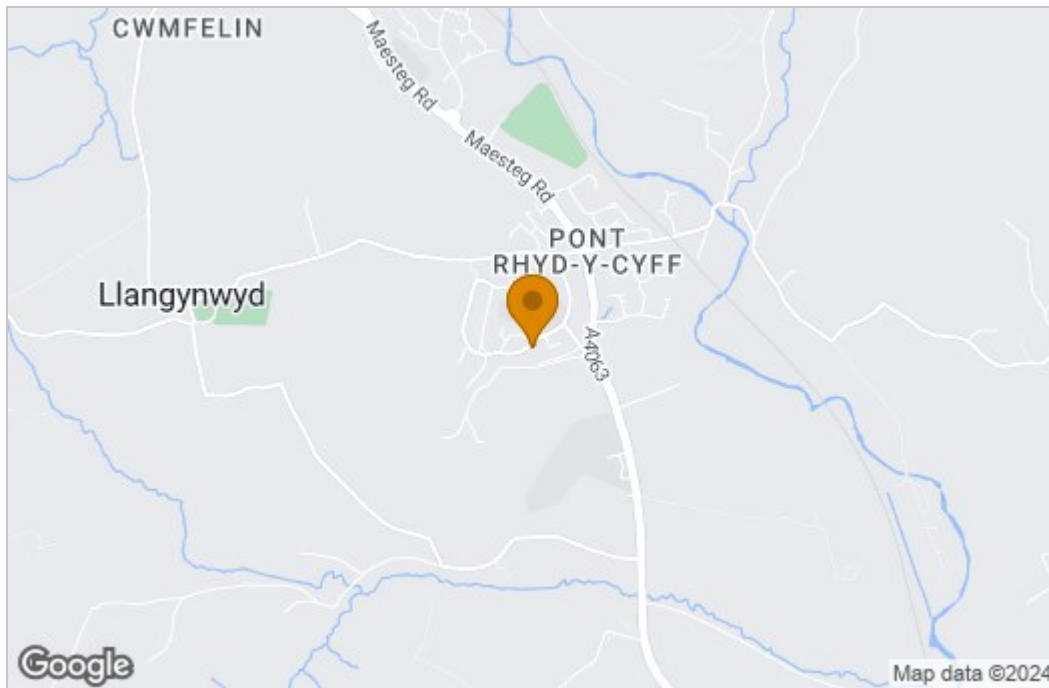


Area laid to decking, further area laid to lawn, a selection of mature plants and shrubs, a block shed and a wooden gate offering access to side.

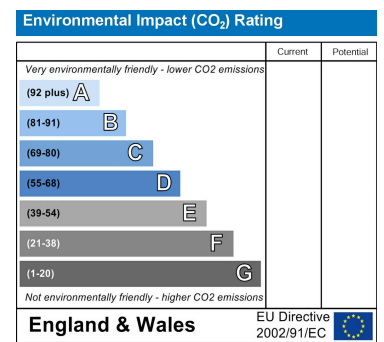
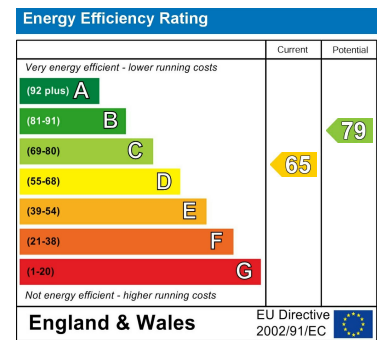
Floor Plan



Area Map



Energy Efficiency Graph



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