



50 Fairmeadows, Maesteg, CF34 9JL
Offers Over £195,000

Ferriers Estate Agents are pleased to present for sale this three bedroom, link detached property situated in the popular area of Cwmfelin, Maesteg. Close to local schools, and within walking distance of bus and train routes, as well as Garth Welfare Park. The accommodation briefly comprises:- entrance hallway, reception rooms, conservatory, kitchen, inner hallway and a cloakroom to the ground floor. Landing, three bedrooms and a shower room to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, off-road parking, front garden and an enclosed rear garden.

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

EPC Rating = D.

Council Tax Band = C.

Ground Floor

Entrance Hallway



Entry via a uPVC double glazed door, textured and coved ceiling, skimmed walls, tile effect laminate flooring, radiator, uPVC double glazed window to front, carpeted stairs to the first floor, door into:-

Reception Room One 13'5" x 21'7" (4.09 x 6.58)



Textured and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, coal effect gas fire set on a marble hearth with a wooden mantle over, uPVC double glazed window to front and uPVC double glazed patio doors to the conservatory, understairs storage cupboard, door into:-

Conservatory 7'7" x 8'6" (2.31 x 2.59)



Dwarf brick wall with uPVC conservatory, polycarbonate roof, fitted carpet, uPVC double glazed door to the side providing access to the rear garden.

Kitchen 9'10" x 7'9" (3.00 x 2.36)



Textured ceiling, skimmed walls with tiled splashbacks, laminate flooring, radiator, a range of base and wall mounted units with complementary worksurface housing a stainless steel sink/drainer, integrated appliances to include an oven, microwave, dishwasher, fridge, gas hob and overhead extractor fan. uPVC double glazed window to rear, door into:-

Inner Hallway

Textured ceiling with loft access, skimmed and tiled walls, laminate flooring, radiator, uPVC double glazed window to the rear, two doors off:-

Cloakroom 3'4" x 4'0" (1.02 x 1.22)



Textured ceiling, tiled walls, vinyl flooring, chrome heated towel rail, two piece suite comprising a vanity wash hand basin and a low level W.C. with concealed cistern, uPVC double glazed window with obscured glass to the rear.

Reception Room Two 7'9" x 17'7" (2.38 x 5.38)



Skimmed ceiling with loft access, skimmed walls, tile effect laminate flooring, radiator, uPVC double glazed French doors with matching side panels to the front, storage via sliding doors housing the gas combination boiler, fitted and plumbing for a washing machine and a tumble dryer.

First Floor

Landing



Textured and coved ceiling with loft access, skimmed walls, fitted carpet, uPVC double glazed window to side, airing cupboard, four doors off:-

Bedroom One 10'0" x 9'9" (3.05 x 2.97)



Textured and coved ceiling, skimmed walls, fitted carpet, radiator, built-in wardrobes, uPVC double glazed window to the rear.

Bedroom Two 9'8" x 9'7" (2.95 x 2.92)



Textured and coved ceiling, skimmed walls, fitted carpet, radiator, fitted sliding door wardrobes, uPVC double glazed window to the front.

Bedroom Three 6'7" x 6'8" (2.01 x 2.03)



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

Shower Room 5'6" x 6'4" (1.68 x 1.93)



Skimmed and coved ceiling with spotlights, tiled

walls, vinyl flooring, chrome heated towel rail, three piece suite comprising a quadrant shower cubicle, vanity wash hand basin and a low level W.C. with concealed cistern, uPVC double glazed window with obscured glass to the rear.

Outside

Front Garden



Garden laid to paved brick, driveway suitable for one vehicle, bordered with block walls.

Rear Garden



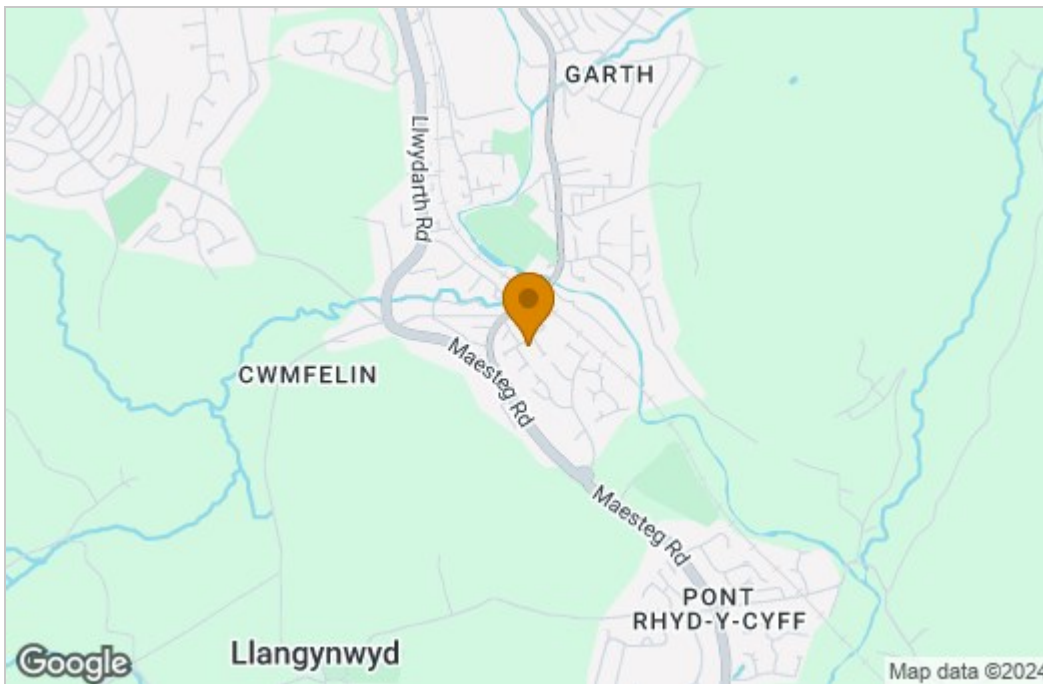
Area laid to patio, wooden storage shed, bordered with block walls and wood panelled fencing.

Floor Plan

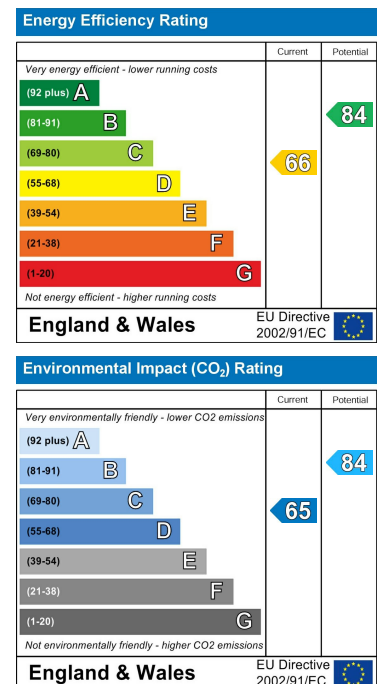


All measurements are approximate and for display purposes only

Area Map



Energy Efficiency Graph



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