



**201 Bridgend Road, Maesteg, CF34 0NA**

**£95,000**

Welcome to this two bedroom terraced house located on Bridgend Road in Maesteg. Conveniently located for access to public transport links as well as a local convenience store. The accommodation briefly comprises a hallway, two reception rooms, kitchen and bathroom to the first floor. Landing and two bedrooms to the first floor. Situated in Maesteg, you'll enjoy the convenience of local amenities, schools, and transport links nearby. Whether you're looking to settle down or invest in a property with great potential, this house offers a fantastic opportunity to create a warm and welcoming home.

Don't miss out on the chance to own this lovely terraced house on Bridgend Road - book a viewing today and envision the possibilities that await you in this charming property!

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

EPC=D

Council Tax band=B

#### Porch 3'6" x 3'1" (1.07 x 0.95)

Entry via a Upvc double glazed door. Textured ceiling, skimmed walls, fitted carpet, wood panel door to:

#### Hallway 9'1" x 3'1" (2.77 x 0.95)

Textured ceiling, skimmed walls, fitted carpet, stairs to first floor and two doors off

#### Reception Room One 11'4" x 9'3" (3.47 x 2.84)



Skimmed ceiling and walls, fitted carpet, double radiator and Upvc double glazed window to the front.

#### Reception Room Two 11'3" x 11'9" (3.43 x 3.59)



Skimmed ceiling and walls, fitted carpet, double radiator and Upvc double glazed french doors to the rear.

#### Kitchen 9'1" x 11'1" (2.79 x 3.39)



Textured ceiling, skimmed and tiled walls, vinyl flooring, double radiator, Upvc double glazed window to the side, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drain, range style cooker, space for washing machine and fridge freezer and door to:

#### Rear Hall

Textured ceiling, skimmed and tiled walls, vinyl flooring, uPVC double glazed door to rear and door to:

#### Bathroom 9'1" x 5'2" (2.78 x 1.58)



Textured ceiling, skimmed and tiled walls, lino flooring, double radiator, Upvc double glazed window to the side, panel bath with shower over, low level W.C and pedestal wash hand basin.

#### Landing



Skimmed ceiling and walls, fitted carpet, Upvc double glazed window to the rear and two doors off.

#### Bedroom One 11'4" x 15'0" (3.46 x 4.58)

Skimmed ceiling and walls, fitted carpet, double radiator and Upvc double glazed window to the front.

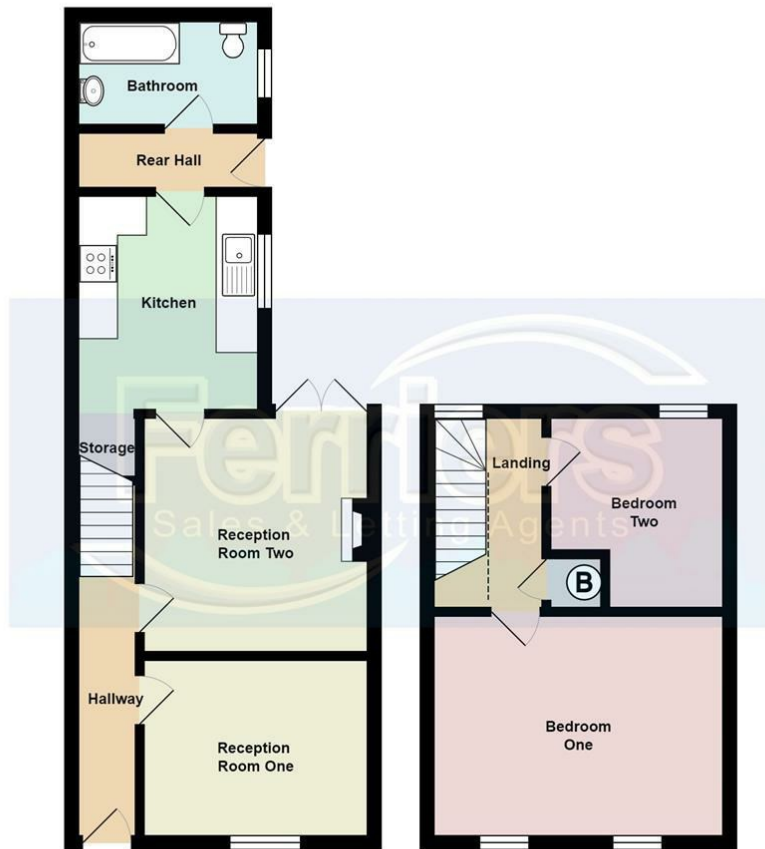
#### Bedroom Two 8'10" x 9'10" (2.71 x 3.02)

Skimmed ceiling and walls, fitted carpet, double radiator and Upvc double glazed window to the rear.

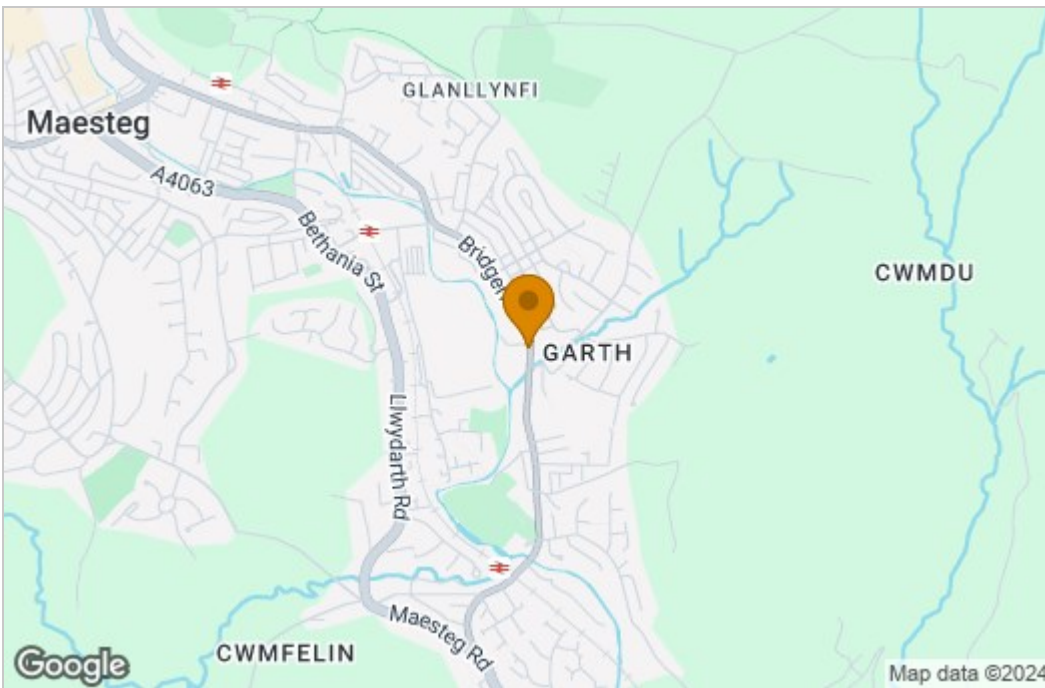
#### Garden

Rear enclosed garden, patio and outbuildings.

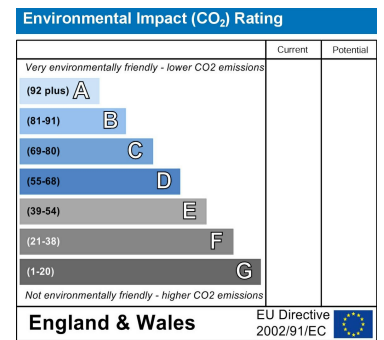
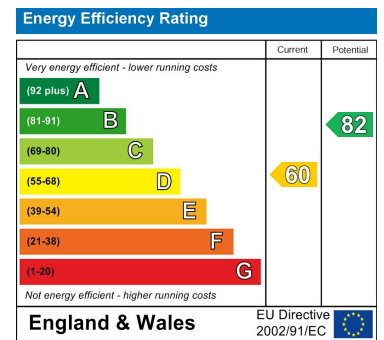
# Floor Plan



# Area Map



# Energy Efficiency Graph



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