

## 41 Brynmawr Place, Maesteg, CF34 9PB

**£150,000**

Welcome to Brynmawr Place, Maesteg - a charming Edwardian semi-detached house that offers a perfect blend of comfort and style. This delightful property boasts three reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With three double bedrooms, there's plenty of room for the whole family to unwind and make this house a home.

The accommodation briefly comprises a porch, entrance hallway, three reception rooms, Lean-to and kitchen to the ground floor. Landing, three bedrooms and family bathroom to the first floor. The corner plot location offers ample opportunity for an extension (subject to usual planning consent) and offers off road parking to the rear. In need of refurbishment throughout, this property is a blank canvas for a new owner to transform this imposing property into the home of their dreams.

Situated in the heart of Maesteg, this property offers convenient access to local amenities, schools, and transport links, making it an ideal choice for those seeking a well-connected yet peaceful location.

**DUE TO THE WORK REQUIRED WE ARE INVITING CASH BUYERS ONLY.**

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

EPC = F

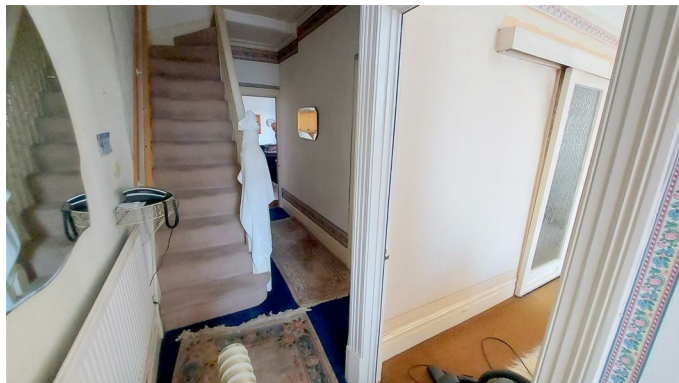
Council Tax band = D

## Ground Floor

### Porch

Papered ceiling and walls, original mosaic tiled floor and half glazed door to:

### Entrance Hall



Papered ceiling with decorative coving and arch, papered walls, fitted carpet, radiator, carpeted stairs to first floor and three doors off.

### Reception Room One 15'8" x 10'5" (4.8 x 3.2)



Papered ceiling with decorative coving, papered walls with picture rail, fitted carpet, uPVC double glazed bay window to front and doors to:

### Reception Room Two 13'9" x 10'9" (4.2 x 3.3)



Papered ceiling and walls, fitted carpet, radiator, two uPVC double glazed windows to side and window overlooking lean-to.

### Reception Room Three 12'9" x 12'5" (3.9 x 3.8)



Papered and coved ceiling, papered walls, fitted carpet, under stairs storage cupboard, wall mounted gas fire with back boiler, window and door to lean-to and door to:

### Kitchen 11'9" x 6'6" (3.6 x 2.0)



Papered ceiling, skimmed and tiled walls, tiled floor, base unit with a stainless steel sink/drainer and a uPVC double glazed window to rear.

### Lean-To 19'4" x 6'10" (5.9 x 2.1)



Polycarbonate roof, dwarf walls with windows and door to side.

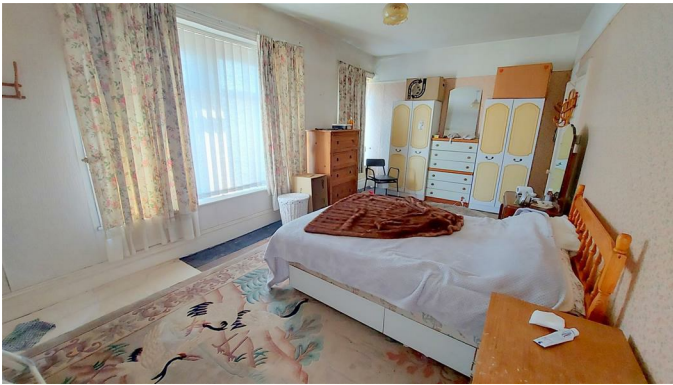
## First Floor

## Landing



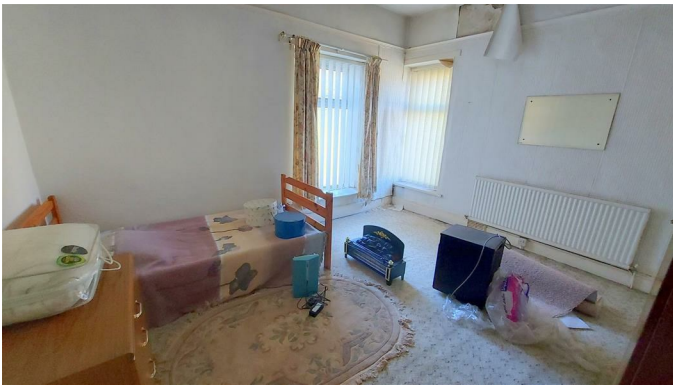
Papered ceiling and walls and four doors off.

## Master Bedroom 19'8" x 10'5" (6.0 x 3.2)



Papered ceiling, papered walls with picture rail, fitted carpet, two uPVC double glazed windows to front elevation and one to side.

## Bedroom Two 13'1" x 11'5" (4.0 x 3.5)



Papered ceiling, papered walls with picture rail, fitted carpet, radiator and upVC double glazed windows to side and rear.

## Bedroom Three 13'1" x 8'6" (4.0 x 2.6)



Papered ceiling and walls, fitted carpet, radiator and uPVC double glazed window to side.

## Bathroom 12'1" x 5'6" (3.7 x 1.7)



Papered ceiling with loft access, textured walls, vinyl flooring, uPVC double glazed window with obscured glass to rear, three piece suite comprising a panel bath, low level W.C and pedestal wash hand basin.

## Outside

### Front Garden



Steps leading from footpath level to an area laid to artificial turf, path to front entrance and pedestrian gate to:

### Side Garden

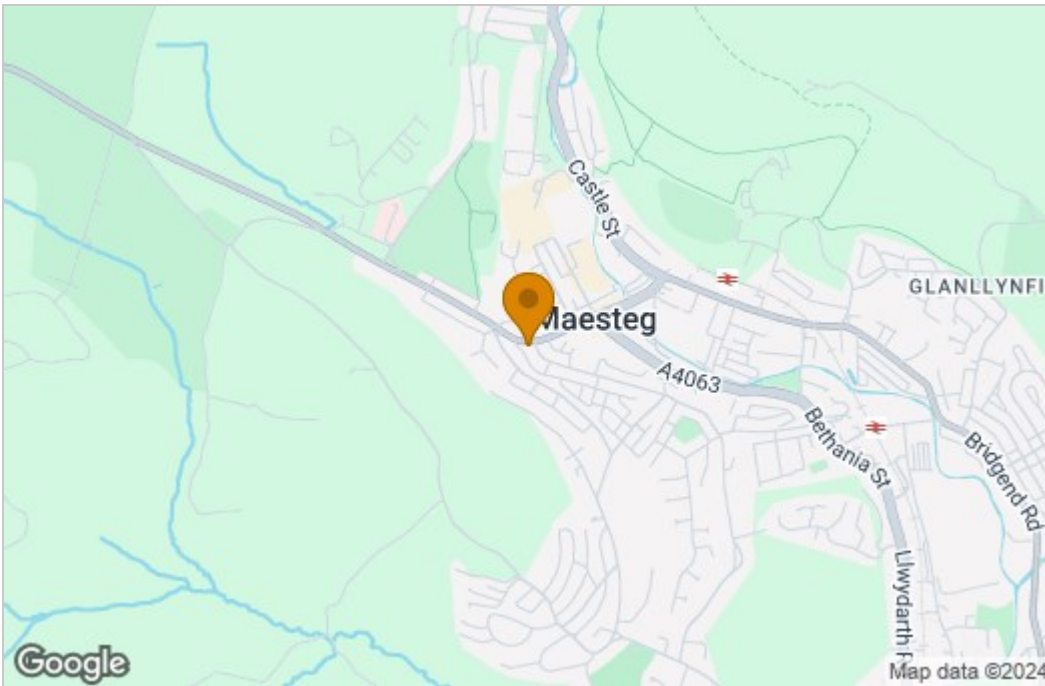


Mostly laid to lawn, off road parking to rear accessed via wrought iron gates, garden is bordered with block walls.

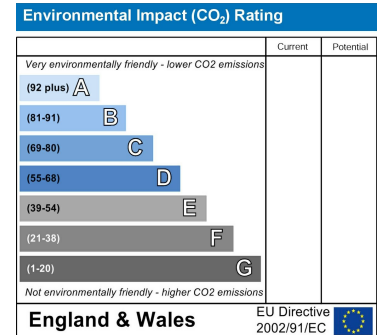
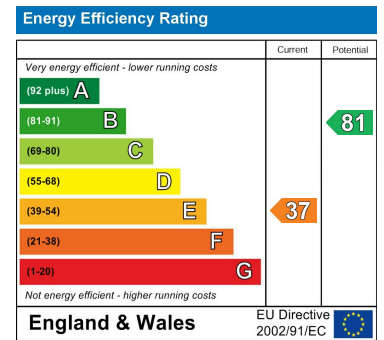
# Floor Plan



# Area Map



# Energy Efficiency Graph



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