



71 Tonna Road, Maesteg, CF34 0RU

O.I.R.O £120,000

Ferriers Estate Agents are pleased to bring to the market this immaculately presented property for sale. Spread across three floors, this attractive stone fronted period family home is beautifully presented throughout and offers spacious, modern living accommodation to include three bedrooms. Nestled in a sought after residential street within easy reach of the town centre, local amenities, schools and commuting links.

The property briefly comprises:- entrance hallway and large reception room to the ground floor. Open plan lounge / kitchen, bathroom and a lean-to with a utility space to the lower ground floor. Landing and three bedrooms to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout (windows to the front of the property are brand new), a brand new roof, a partial re-wire, a low maintenance rear garden with a single garage and rear lane access. This property is being sold with no on-going chain and would make an ideal first time purchase or investment!

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

EPC Rating = C.

Council Tax Band = A.

Ground Floor

Entrance Hallway



Entry via a uPVC double glazed door, coved ceiling, skimmed walls, fitted carpet, radiator, carpeted stairs to the first floor, door into:-

Reception Room 12'9" x 22'0" (3.89 x 6.71)



Coved ceiling, skimmed walls, fitted carpet, two radiators, dual aspect - two uPVC double glazed windows - one to the front and one to the rear, door leading to:-

Lower Ground Floor



Lounge 15'3" x 12'4" (4.67 x 3.77)



Coved ceiling with spotlights (including the alcoves), wood effect vinyl flooring, radiator, feature fireplace with dimmer switch lighting, door into the bathroom, uPVC double glazed window to the rear, uPVC double glazed door into the lean-to, opening into:-

Kitchen 9'6" x 7'9" (2.91 x 2.38)



Coved ceiling with spotlights, wood effect vinyl

flooring, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl stainless steel sink/drainers with mixer tap, built-in wine rack, integrated appliances to include an electric oven and an induction hob with a chrome chimney style extractor hood above, space for a free-standing fridge/freezer, plumbing available within the kitchen units for a washing machine (if required).

Bathroom 5'4" x 7'11" (1.65 x 2.42)



PVC clad ceiling with spotlights, PVC panel walls, wood effect vinyl flooring, chrome heated towel rail, three piece suite comprising a P shaped bath with rainfall shower over and a glass privacy screen, vanity wash hand basin and a low level W.C. with concealed cistern.

Lean-to 6'0" x 4'11" (1.83 x 1.50)



Two steps down from the lounge into the lean-to, polycarbonate roof, skimmed and tiled walls, wood effect vinyl flooring, uPVC double glazed window to the rear, uPVC double glazed door with obscured glass to the side, opening into:-

Utility Room 3'1" x 5'3" (0.95 x 1.61)



PVC panel ceiling, skimmed and tiled walls, wood effect vinyl flooring, space and plumbing for a washing machine / tumble dryer, double plug outlet, uPVC double glazed window with obscured glass to the rear.

First Floor

Landing



Coved ceiling with loft access, skimmed walls, fitted carpet, uPVC double glazed window to the rear, three doors off:-

Bedroom One 8'9" x 12'7" (2.68 x 3.84)



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

Bedroom Two 10'5" x 9'1" (3.19 x 2.78)



Coved ceiling, skimmed walls, fitted carpet, radiator, storage cupboard housing the gas combination boiler, uPVC double glazed window to the rear.

Bedroom Three 6'9" x 9'6" (2.06 x 2.91)



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

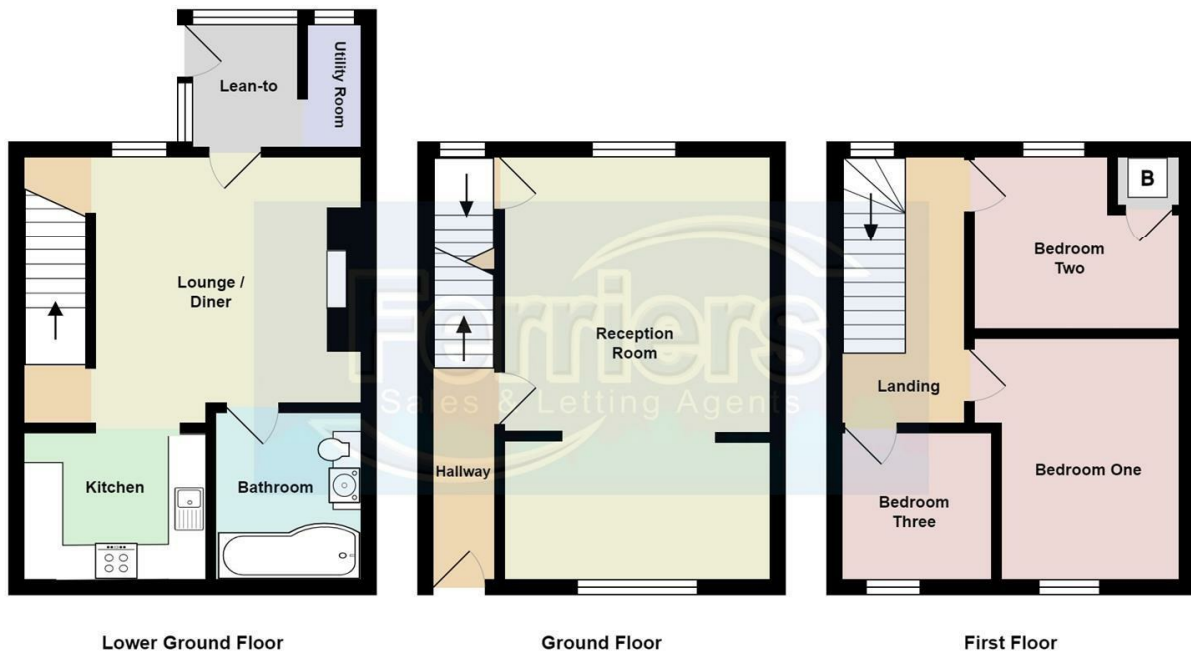
Outside

Rear Garden

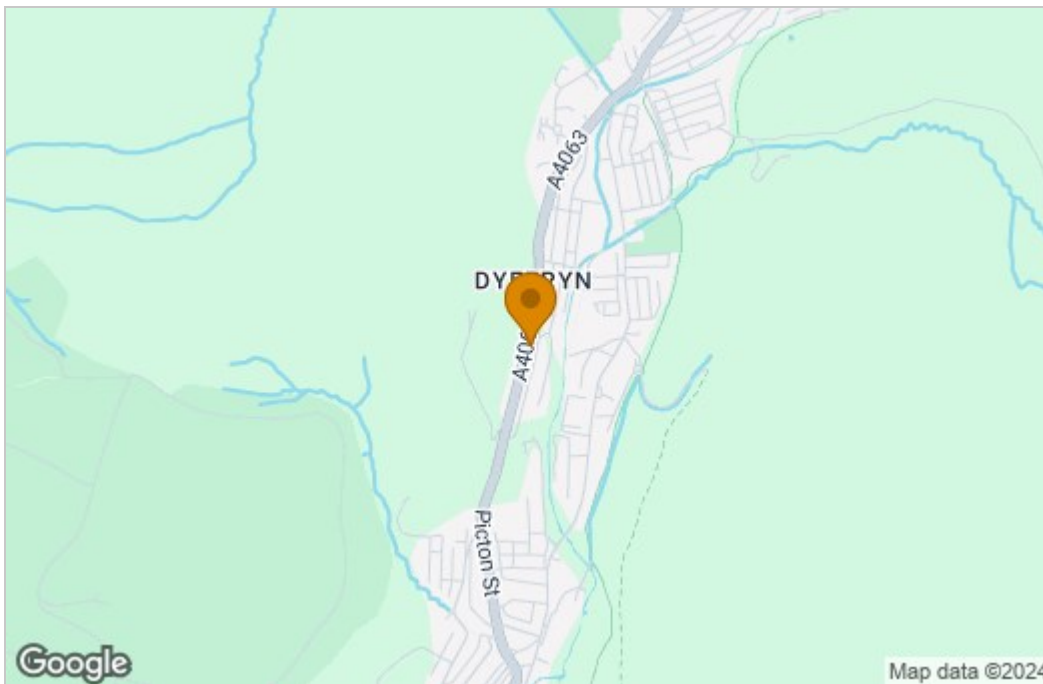


Tiered garden. Area laid to concrete, steps leading down to a further tier which is currently laid with sand (this is a work in progress and will be laid with artificial turf), steps leading down to a further area where there is a block built garage with power and lighting (would need to be wired in), wrought iron pedestrian gate providing rear lane access.

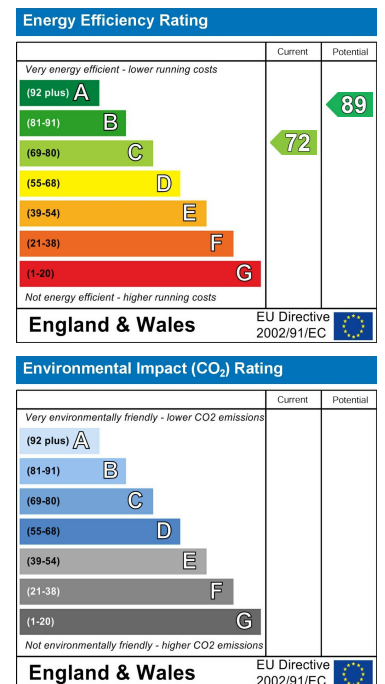
Floor Plan



Area Map



Energy Efficiency Graph



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