



## 14 Rhos Helyg, Maesteg, CF34 9GF

**£349,950**

We are delighted to offer for sale, this delightful detached house which offers a perfect blend of comfort and space for family living. With four generously sized bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality.

The accommodation briefly comprises an entrance hall, two inviting reception rooms, providing ample space for entertaining guests or enjoying quiet family evenings, dining room, kitchen, utility room and W.C to the ground floor. Landing, family bathroom, four bedrooms and master ensuite to first floor.

The property further benefits from uPVC double glazing, gas central heating via a combination boiler, enclosed rear garden, off road parking and connection ready for installation of electric vehicle charger.

Set in a desirable location, this property benefits from the tranquillity of suburban living while remaining conveniently close to local amenities and transport links.

Tenure=Freehold (TBC by a legal representative)

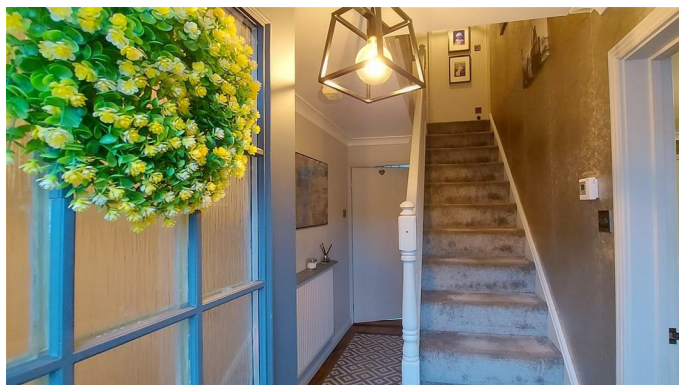
EPC=C

Council Tax Band=D



## Ground Floor

### Entrance Hall



Entry via a wooden double glazed door with matching side panel. Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, carpeted stairs to first floor and three doors off.

### Family Room 13'1" x 9'10" (4.0 x 3.0)



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

### Lounge 11'5" x 9'10" (3.5 x 3.0)



Skimmed and coved ceiling, skimmed and papered walls, wood effect laminate flooring, two radiators, uPVC double glazed bay window to front and double doors to:

### Dining Room 13'1" x 9'10" (4.0 x 3.0)



Skimmed and coved ceiling, skimmed walls with a papered feature wall, wood effect laminate flooring, radiator, uPVC double glazed french doors to rear garden and door to:

### Kitchen 11'5" x 10'2" (3.5 x 3.1)



Skimmed and coved ceiling, skimmed and tiled walls, wood effect laminate flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a contemporary stainless steel sink/drainage, space for American fridge freezer, integrated appliances to include eye level oven, microwave, wine cooler, gas hob and overhead extractor. uPVC double glazed window to rear and door to:

### Utility Room 6'6" x 4'3" (2.0 x 1.3)



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, a range of base and wall mounted units with a complementary work surface housing a contemporary stainless steel sink/drainage,



space for washing machine and tumble dryer, radiator, uPVC double glazed door to rear and door to:

W.C 4'3" x 3'3" (1.3 x 1.0)



Skimmed ceiling and walls, wood effect laminate flooring, radiator, uPVC double glazed window with obscured glass to side, a low level W.C and wash hand basin set on a vanity unit.

## First Floor

### Landing



Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator, storage cupboard housing gas combination boiler and five doors off.

Master Bedroom 14'9" x 9'10" (4.5 x 3.0)



Skimmed and coved ceiling, skimmed walls with a papered feature wall, fitted carpet, radiator, built in wardrobes, uPVC double glazed window to front and door to:

En Suite 5'6" x 3'11" (1.7 x 1.2)



Skimmed ceiling with spotlights, tiled walls and floor, uPVC double glazed window with obscured glass to front, chrome towel rail radiator, a three piece suite comprising a shower cubicle, low level W.C with concealed cistern and wash hand basin set on a vanity unit.

Bedroom Two 14'5" x 7'2" (4.4 x 2.2)



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

Bedroom Three 9'10" x 7'6" (3.0 x 2.3)



Textured and coved ceiling, skimmed walls, laminate flooring, built in wardrobe, radiator and uPVC double glazed window to rear.

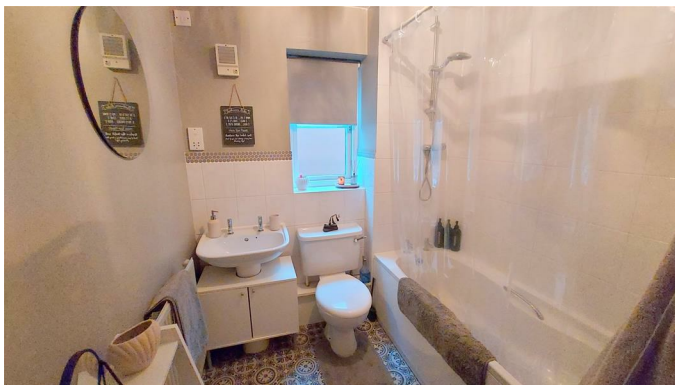


Bedroom Four 8'10" x 8'2" (2.7 x 2.5)



Textured and coved ceiling, skimmed walls, fitted carpet, built in wardrobe, radiator and uPVC double glazed window to front.

Family Bathroom 8'10" x 6'10" (2.7 x 2.1)



Skimmed ceiling, skimmed and tiled walls, tile effect vinyl flooring, a three piece suite comprising a panel bath with shower over, low level W.C and pedestal wash hand basin. Radiator and uPVC double glazed window with obscured glass to side.

Outside

Front Garden



Open area laid to lawn, off road parking for two vehicles with side gate offering pedestrian access to rear garden.

Rear Garden



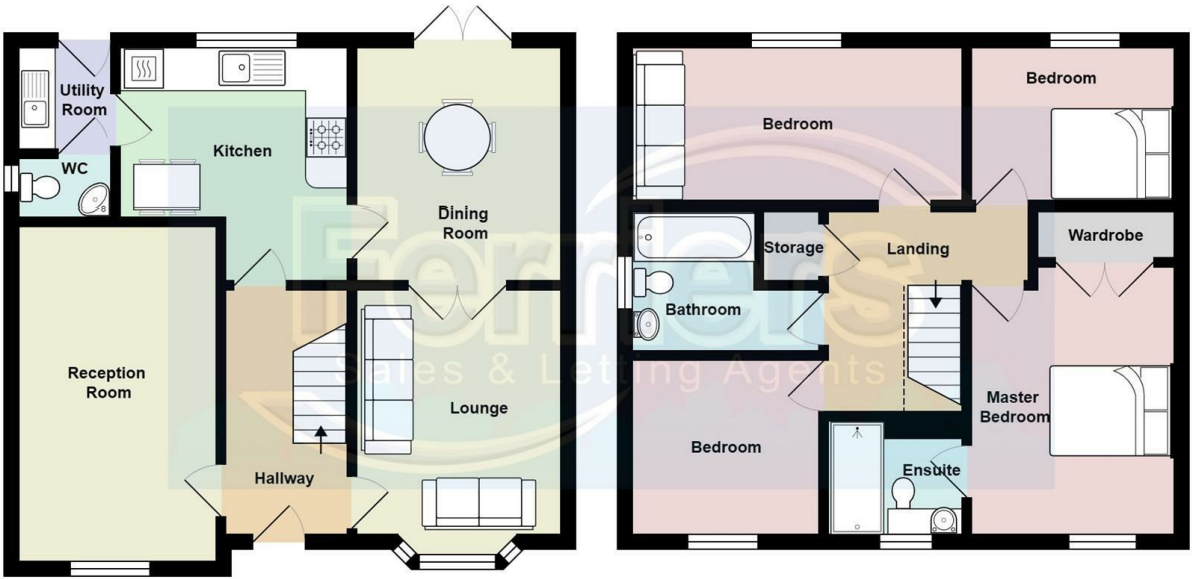
Area laid to patio, two areas laid to lawn with central steps to a further area laid to decorative pea shingle and decking providing access to summer house. Garden is bordered with wood panelled fencing.

Summer House



A wooden structure with power and lighting, accessed via double doors.

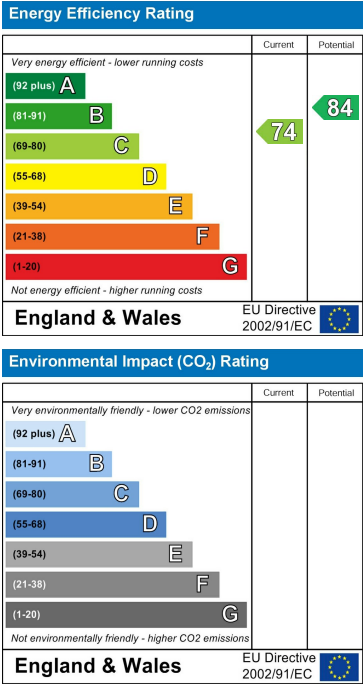
Floor Plan



Area Map



Energy Efficiency Graph



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