



22 Heol Elfed, Maesteg, CF34 0HJ

£125,000

We are pleased to offer for sale this three bedroom, semi-detached property in a popular location, close to local schools and shops and only a short walk to public transport links. The accommodation briefly comprises:- entrance hallway, shower room, kitchen and a lounge to the ground floor. Landing, three bedrooms and a cloakroom to the first floor. The property further benefits from uPVC double glazing, gas central heating via a combination boiler as well as front and rear gardens with off-road parking to the rear.

PLEASE BE ADVISED THAT THIS PROPERTY IS OF NON-STANDARD CONSTRUCTION.

Tenure = Freehold (TBC by a legal representative)

EPC Rating = C.

Council Tax Band = A.

Ground Floor

Entrance Hallway

Entry via a uPVC double glazed door, textured ceiling, textured walls, wood effect vinyl flooring, carpeted stairs to the first floor, two doors off:-

Kitchen / Diner 11'9" x 9'10" (3.6 x 3)



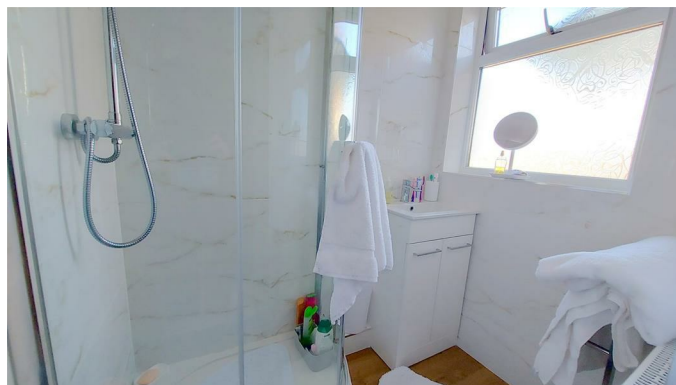
Textured ceiling, skimmed and tiled walls, tile effect vinyl flooring, radiator, a range of base units with a complementary work surface housing a stainless steel sink/drainage, space for a freestanding cooker, space and plumbing for a washing machine and dishwasher, three storage cupboards, two uPVC double glazed windows to the rear.

Lounge 14'9" x 9'2" (4.5 x 2.8)



Skimmed ceiling, skimmed walls, wood effect vinyl flooring, radiator, coal effect electric fireplace sitting on a wooden hearth with wooden mantle above, three uPVC double glazed windows to the front.

Shower Room 5'2" x 3'11" (1.6 x 1.2)



Textured ceiling, tiled walls, wood effect vinyl flooring, radiator, two piece suite comprising a quadrant shower cubicle and a vanity wash hand basin, uPVC double glazed window with obscured glass to the side.

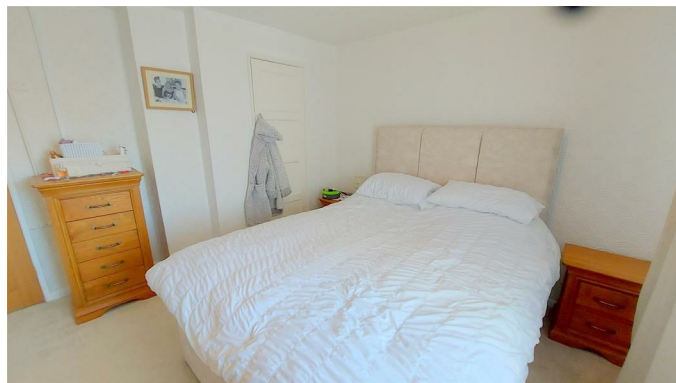
First Floor

Landing



Textured ceiling with loft access, textured walls, fitted carpet, uPVC double glazed window with obscured glass to the side, four doors off:-

Bedroom One 11'5" x 9'10" (3.5 x 3)



Papered ceiling, papered walls, fitted carpet, radiator, storage cupboard, uPVC double glazed window to the rear.

Bedroom Two 11'9" x 9'10" (3.6 x 3)



Skimmed ceiling, papered walls, fitted carpet, radiator, uPVC double glazed window to the front.

Bedroom Three 10'9" x 5'10" (3.3 x 1.8)



Papered ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the rear.

Cloakroom 5'6" x 2'7" (1.7 x 0.8)



Papered ceiling, papered walls, wood effect vinyl flooring, two piece suite comprising a vanity wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the side.

Outside

Front Garden



Entry via a wrought iron pedestrian gate, garden laid to lawn with a concrete centre pathway, bordered with block walls.

Rear Garden



Garden laid to lawn, bordered with wood panelled fencing, off-road parking suitable for one vehicle - accessed via double wooden gates.

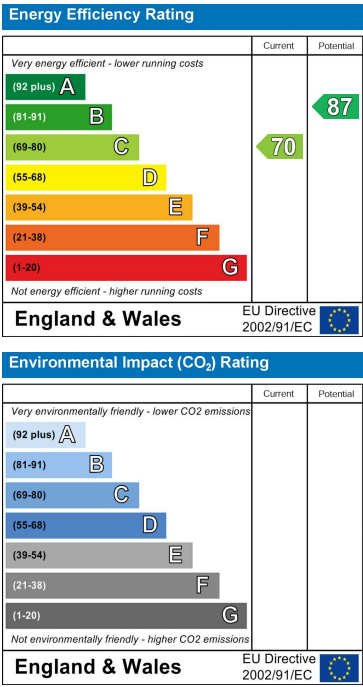
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.