



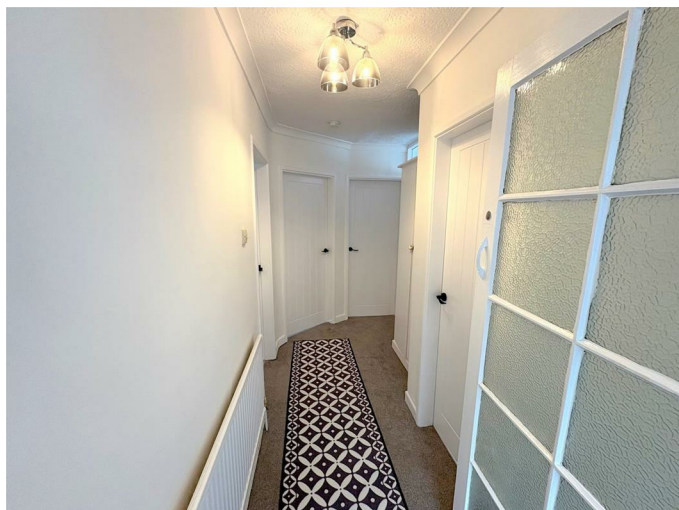
30 St. Marys Crescent, Maesteg, CF34 0UX
£215,000

Ferriers Estate Agents are pleased to offer to the market this three bedroom semi-detached dormer bungalow situated in a highly desirable area. Conveniently located for access to local schools and shops as well as public transport links. The accommodation briefly comprises:- entrance porch, hallway, lounge, dining room, kitchen, bathroom and a bedroom to the ground floor. Landing and two bedrooms to the first floor with additional access to eaves storage. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, front & rear gardens, ample off-road parking with a driveway and a single garage. This property is a blank canvas that you can put your own stamp on and is being sold with no on-going chain.

Tenure = Freehold (to be confirmed by a legal representative).
 EPC Rating = D.
 Council Tax Band = B.

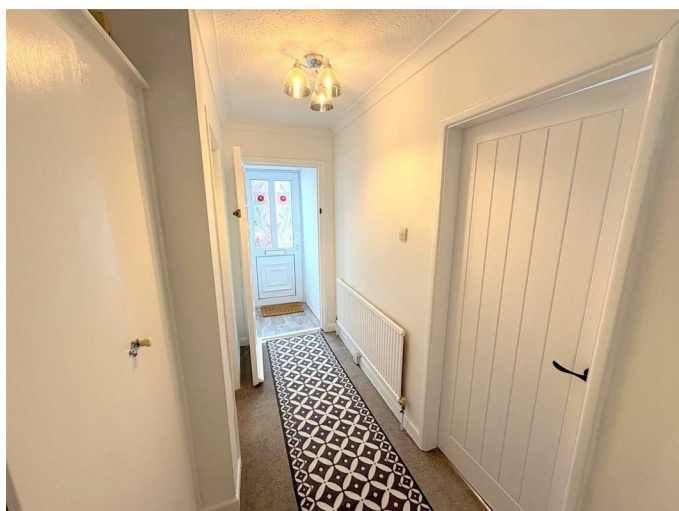
Ground Floor

Entrance Porch



Entry via a uPVC double glazed door, skimmed ceiling, skimmed walls, wood effect vinyl flooring, door into:-

Hallway



Papered and coved ceiling, skimmed walls, fitted carpet, storage cupboard, five doors off:-

Lounge 12'11" x 12'5" (3.95 x 3.81)



Textured and coved ceiling, skimmed and papered walls, fitted carpet, radiator, uPVC double glazed window to the side, uPVC double glazed bow window to the front.

Dining Room 12'2" x 11'3" (3.73 x 3.43)



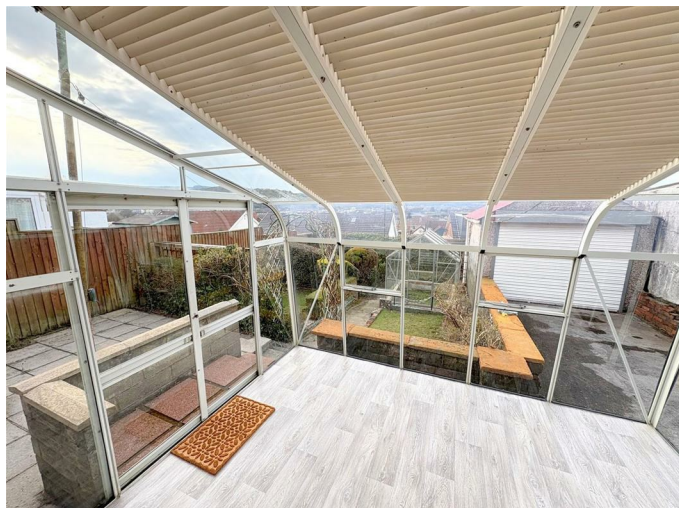
Textured and coved ceiling, skimmed walls, fitted carpet, radiator, carpeted stairs to the first floor, uPVC double glazed window to the front.

Kitchen 10'1" x 8'7" (3.08 x 2.62)



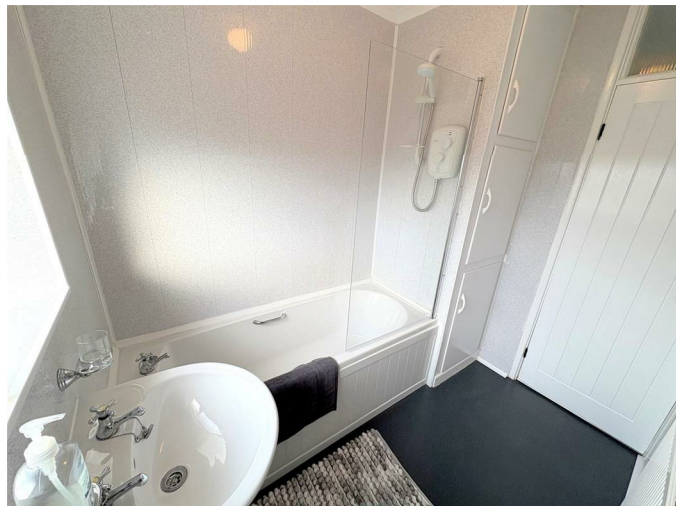
Papered and coved ceiling, skimmed and tiled walls, wood effect vinyl flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drain, space for a fridge/freezer, space and plumbing for a washing machine, uPVC double glazed window to the side, wooden single glazed door into:-

[Lean-to](#)



Aluminium single glazed lean-to / glasshouse with roof blinds, wood effect laminate flooring and a radiator, door providing access into the rear garden.

Bathroom 7'7" x 5'10" (2.33 x 1.78)



Papered and coved ceiling, PVC panel walls, vinyl flooring, radiator, three piece suite comprising a panel bath with shower over and glass privacy screen, pedestal wash hand basin and a low level W.C., wall mounted mirrored cabinet, airing cupboard, uPVC double glazed window with obscured glass to the rear.

[Bedroom Three 10'9" x 8'10" \(3.28 x 2.71\)](#)



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

[First Floor](#)

[Landing](#)

Skimmed ceiling, skimmed walls, fitted carpet, two doors off:-

Bedroom One 15'3" x 12'0" (4.67 x 3.66)



Textured and skimmed ceiling, skimmed walls, fitted carpet, radiator, fitted wardrobes, access to eaves storage which houses the gas combination boiler, uPVC double glazed window to the rear.

Bedroom Two 10'11" x 9'10" (3.33 x 3.01)



Textured and skimmed ceiling, skimmed walls, fitted carpet, radiator, fitted wardrobes, uPVC double glazed window to the rear.

Outside

Front Garden



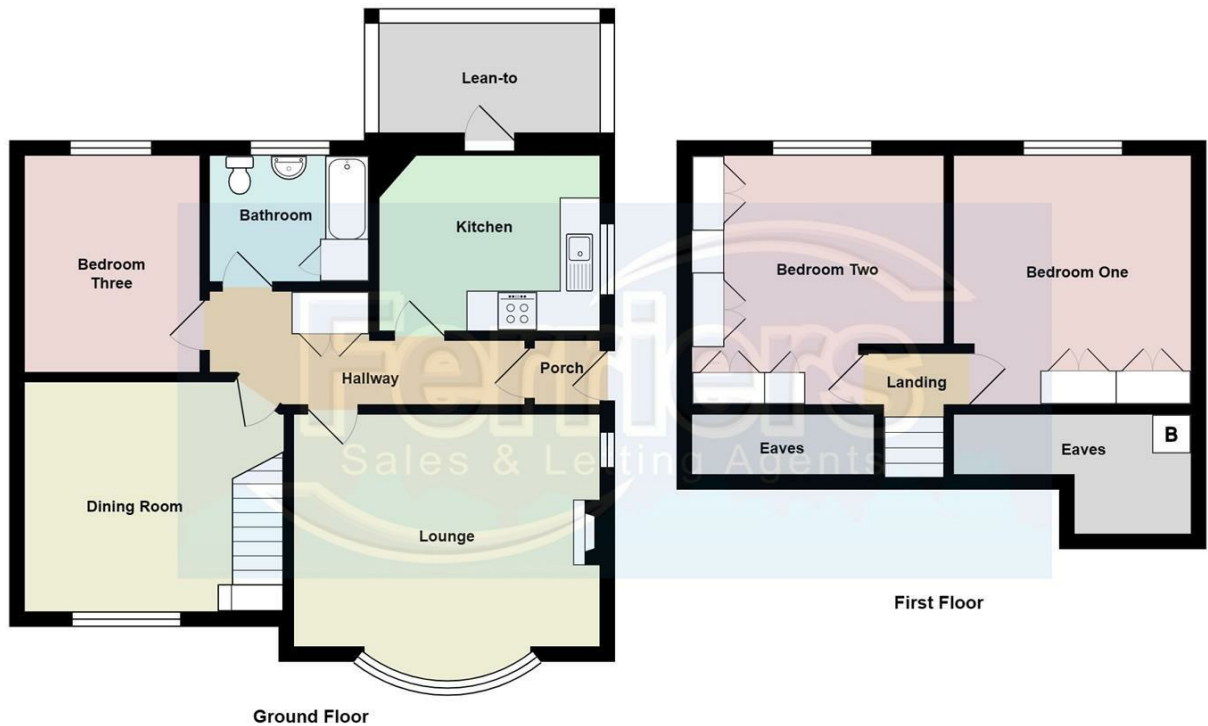
Entry via wrought iron double gates on the driveway suitable for two vehicles, area laid to concrete, steps leading up to the garden tier which is laid to patio, decorative pebbles and mature plants and shrubs, bordered with block walls.

Rear Garden

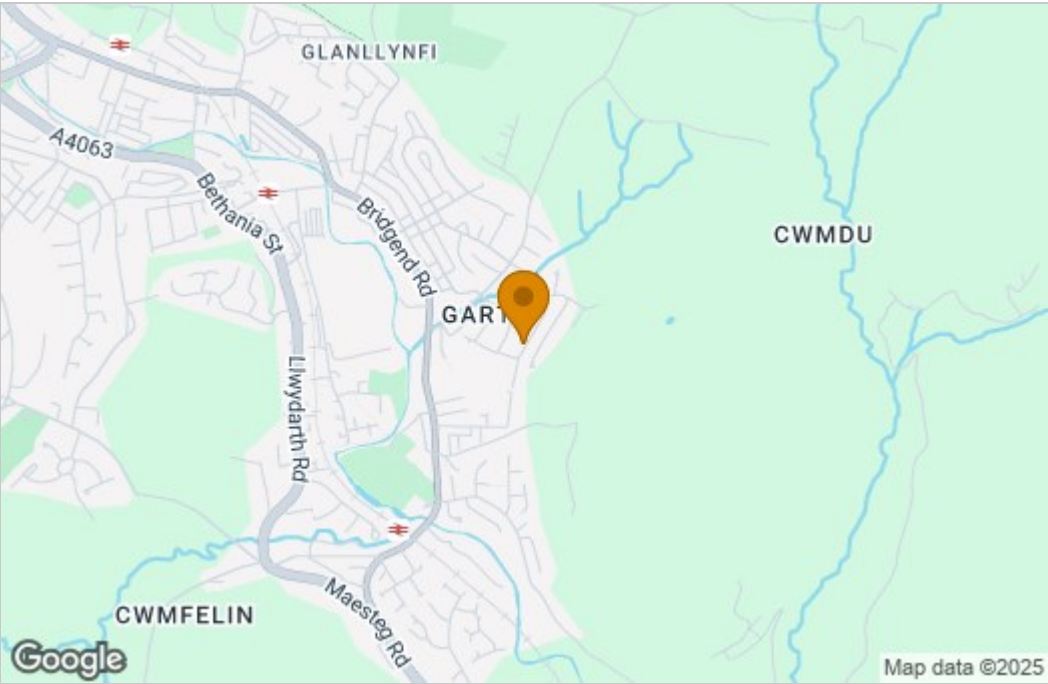


Area laid to patio, two steps leading down to a concrete centre pathway which has areas laid to lawn either side, mature plants and shrubs, greenhouse, access to the lean-to, single garage, bordered with wood panelled fencing, fantastic views of the valley and beyond.

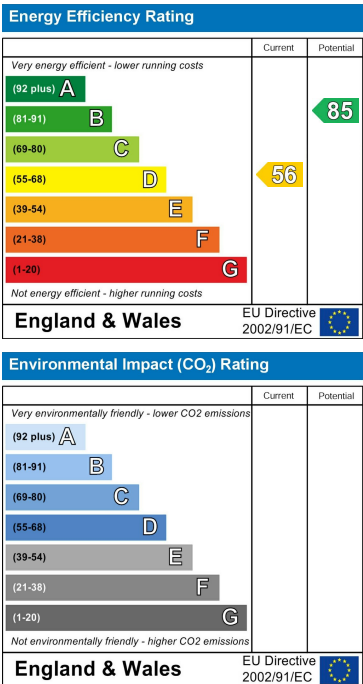
Floor Plan



Area Map



Energy Efficiency Graph



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