



7 Heol Cadrawd, Maesteg, CF34 9TE

£195,000

Ferriers Estate Agents are delighted to offer for sale this immaculately presented, three bedroom semi-detached property in the popular area of Llangynwyd. Situated within a 15-20 minute drive from Junction 36 of the M4 whilst just a stones throw away from countryside walks, playing fields, public transport links and local amenities. The accommodation briefly comprises:- entrance hallway, open plan lounge / orangery, kitchen / diner and a family bathroom to the ground floor. Landing and three bedrooms to the first floor. The property further benefits from gas central heating via combination boiler, traditional style box sash windows to the front, oak internal doors throughout, a front garden as well as a larger than average, rear garden with side access and boasts stunning views of the Llynfi Valley. This property is being sold with no on-going chain and internal viewing is highly recommended!

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

EPC Rating = C.

Council Tax Band = B.

Ground Floor

Entrance Hallway



Entry via a composite front door, textured and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, carpeted stairs to the first floor, two doors off:-

Open Plan Lounge / Orangery

Lounge 17'5" x 10'11" (5.33 x 3.33)



Textured and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, coal effect gas fire sitting on a back and hearth with wooden mantle, under stairs storage cupboard, uPVC double glazed sash window to the front, opening into:-

Orangery 10'9" x 9'4" (3.28 x 2.86)



Skimmed ceiling with spotlights and a vaulted roof lantern, skimmed walls, marble effect tiled flooring, vertical contemporary radiator, aluminium double glazed windows to the rear, aluminium double glazed bi-folding doors to the rear providing access into the rear garden.

Kitchen / Diner 12'0" x 11'2" (3.67 x 3.41)



Textured and coved ceiling, skimmed walls with tiled splash backs and a papered feature wall, tiled flooring, radiator, a range of high gloss base and wall mounted units (with under cabinet spotlights) with a complementary work surface housing a ceramic belfast sink and stainless steel mixer/tap, integrated appliances include:- fridge/freezer, dishwasher, range cooker (to remain), extra deep drawers and a wine cooler, space and plumbing for a washing machine, space for a small dining table, storage cupboard, two uPVC double glazed sash windows to the side, door into:-

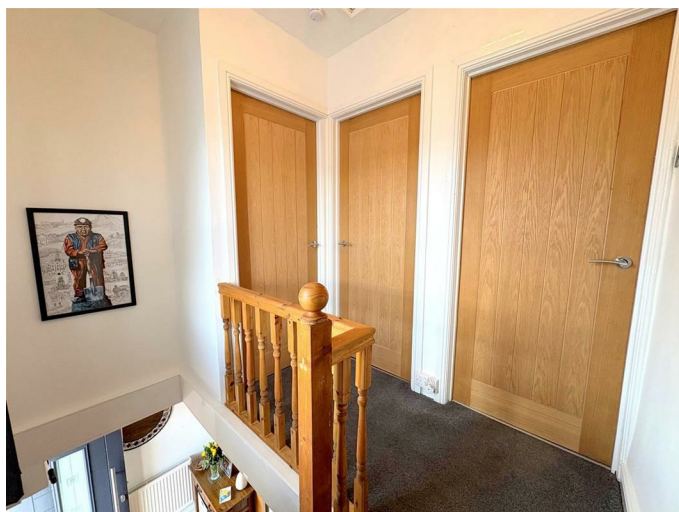
Family Bathroom 10'8" x 9'3" (3.26 x 2.83)



Skimmed and coved ceiling, tiled walls, tiled flooring, radiator, four piece suite comprising a quadrant shower cubicle with jets, extra deep panel bath, vanity wash hand basin and a low level W.C. with concealed cistern, three uPVC double glazed windows with obscured glass to the rear.

First Floor

Landing



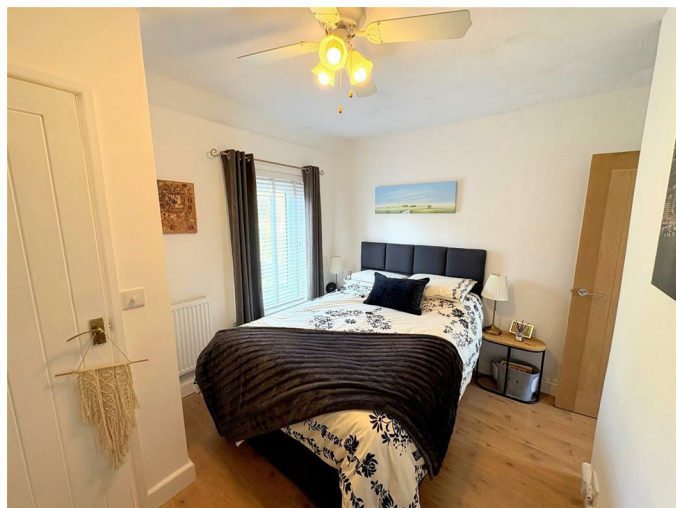
Textured ceiling with loft access which has a pull-down ladder, skimmed walls, fitted carpet, three doors off:-

Bedroom One 17'5" x 9'11" (5.33 x 3.04)



Textured ceiling, skimmed walls, wood effect laminate flooring, radiator, dual aspect - uPVC double glazed sash window to the front and uPVC double glazed window to the rear.

Bedroom Two 11'5" x 8'9" (3.48 x 2.68)



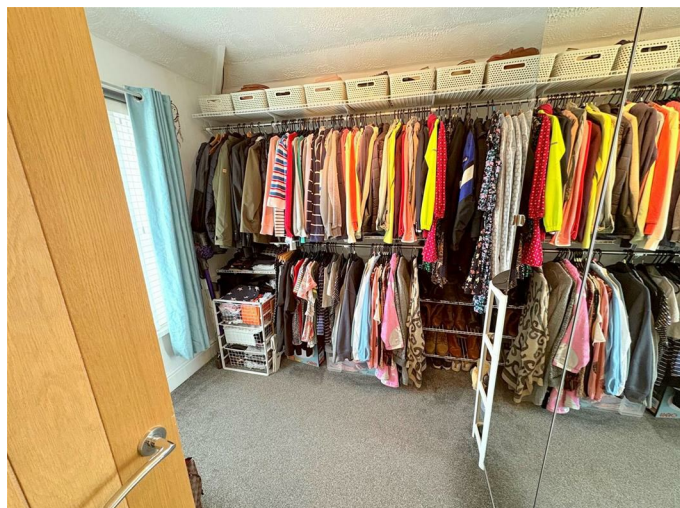
Textured ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the rear, door into:-

En-suite Cloakroom 4'1" x 2'4" (1.27 x 0.73)



Textured ceiling, skimmed walls, wood effect laminate flooring, two piece suite comprising a corner wall mounted wash hand basin and a low level W.C.

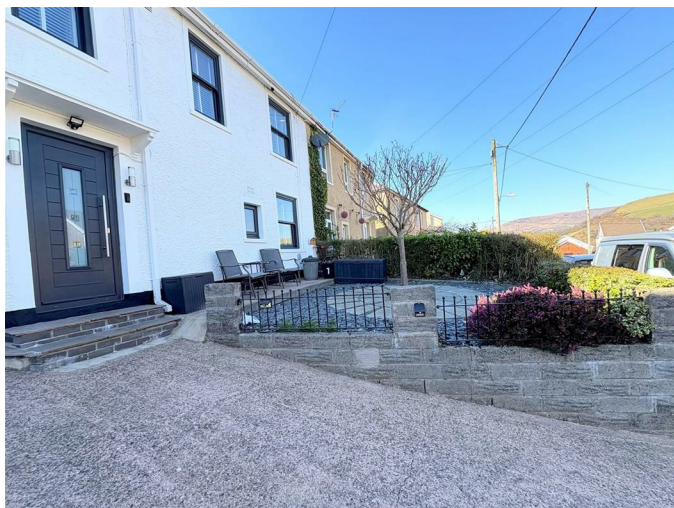
Bedroom Three 6'7" x 4'9" (2.01 x 1.45)



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

Outside

Front Garden



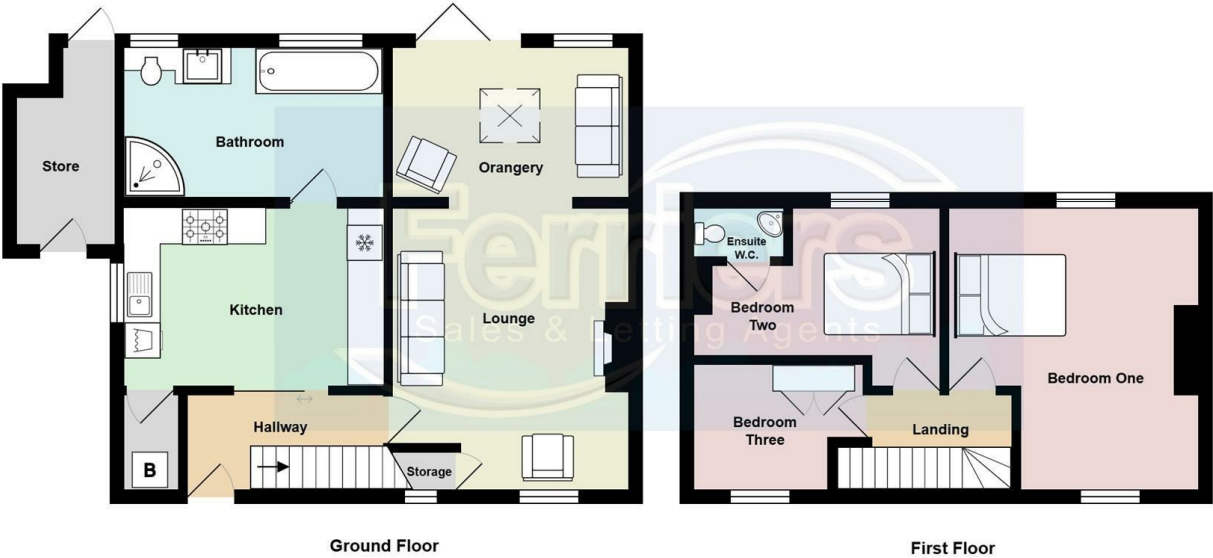
Driveway suitable for one vehicle laid to concrete, garden area to the side laid with decorative chippings, side access to the rear garden, bordered with block walls.

Rear Garden

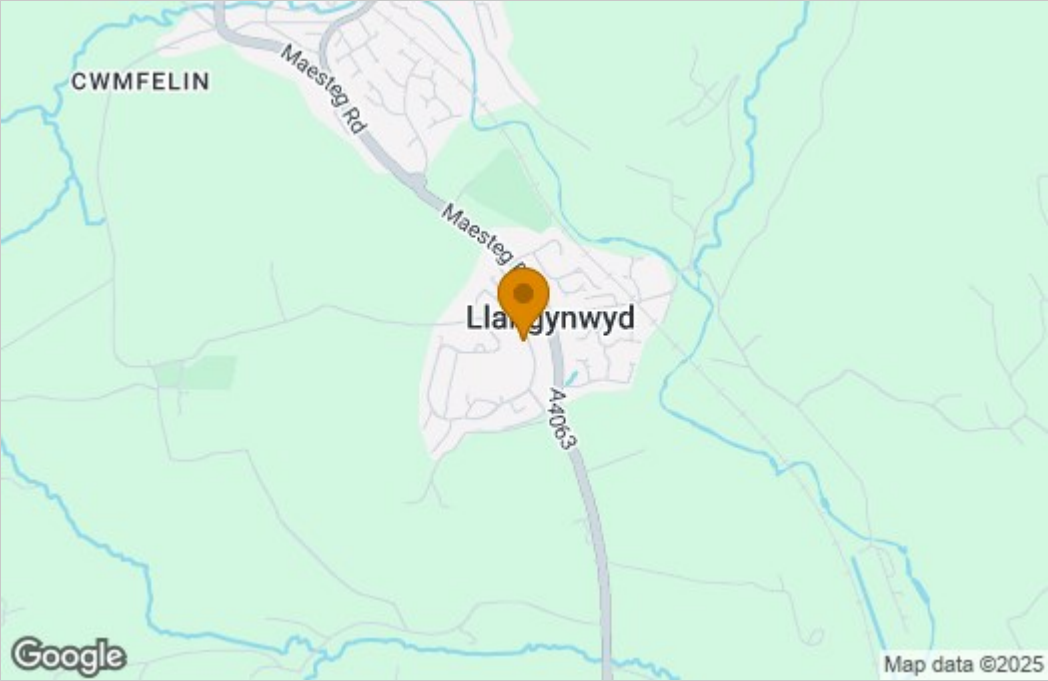


Larger than average! Accessed via the bi-folding doors in the Orangery, steps leading up to the rear garden which has an area laid to patio, block built storage shed, smaller area laid to artificial turf, concrete centre pathway with areas either side laid to lawn, bordered with hedging.

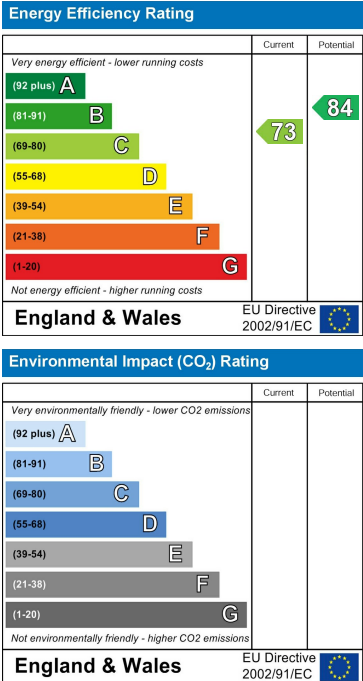
Floor Plan



Area Map



Energy Efficiency Graph



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