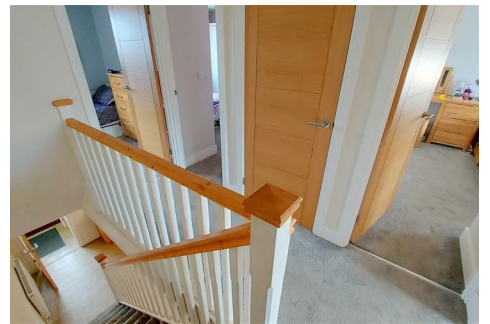




93 Yr-Ysfa, Maesteg, CF34 9BE

Offers Over £279,995

This delightful detached house at Yr-Ysfa presents an excellent opportunity for families or individuals seeking a comfortable and spacious home. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. Conveniently located offering easy access to Maesteg town centre and all amenities and public transport links.

The accommodation briefly comprises an entrance hall, a welcoming reception room that serves as the perfect setting for entertaining guests or enjoying quiet evenings with family, kitchen/diner, utility room, W.C and integral garage to the ground floor. Landing, three bedrooms and bathroom to the first floor. The layout of the house is designed to maximise both space and functionality, ensuring that every corner is utilised effectively.

With its detached nature, this house offers a sense of privacy and tranquillity, allowing you to enjoy your own space while still being part of a vibrant community. Whether you are looking to settle down or invest in a property with great potential, this home in Maesteg is certainly worth considering.

Tenure=Freehold (TBC by a legal representative)

EPC=TBC

Council Tax Band=D

Entrance Hall

Skimmed ceiling, skimmed walls, wood effect laminate floor, door to storage cupboard and door to Reception Room.

Reception Room 14'7" x 18'8" (4.44 x 5.69)



Skimmed and coved ceiling, skimmed walls, wood effect laminate floor, two radiators, carpeted stairs to the First Floor, multi fuel burner set on a slate hearth with oak mantle over, Upvc double glazed window to the front and double wooden doors to Kitchen/Diner.

Kitchen/Diner

Dining Area 9'5" x 13'0" (2.87 x 3.96)

Skimmed ceiling with spotlights, skimmed walls, radiator, tiled floor, double wooden doors to Conservatory and open to Kitchen.

Kitchen 13'1" x 8'10" (3.99 x 2.69)



Skimmed ceiling with spotlights, skimmed walls, tiled splashbacks, tiled floor, range of base and wall mounted units with complementary work surface housing a one and a half bowl composite sink/drain, Upvc double glazed window to rear, space and plumbing for dishwasher and American style fridge freezer, two integrated eye level ovens, gas hob and door to Utility Room.

Utility Room 6'0" x 8'2" (1.83 x 2.49)



Skimmed ceiling, skimmed walls, tiled floor, radiator, wall mounted Combination gas boiler, space and plumbing for automatic washing machine and tumble dryer, Upvc double glazed window and door to rear.

Cloakroom 8'2" x 2'9" (2.49 x 0.84)

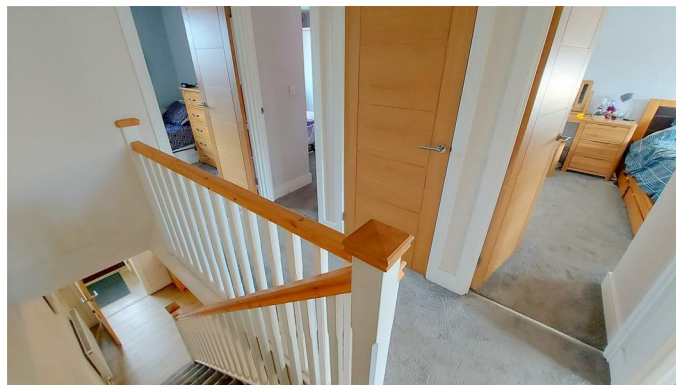


Skimmed ceiling, skimmed walls, tiled floor, Upvc double glazed obscured glass window to side, and a low level W.C.

Conservatory 8'10" x 9'8" (2.69 x 2.95)

Skimmed dwarf walls, radiator, tiled floor, Upvc double glazed windows and doors to rear garden.

Landing



Skimmed ceiling with loft access, skimmed walls, airing cupboard with radiator and four doors off.

Bedroom One 9'11" x 13'7" (3.02 x 4.14)



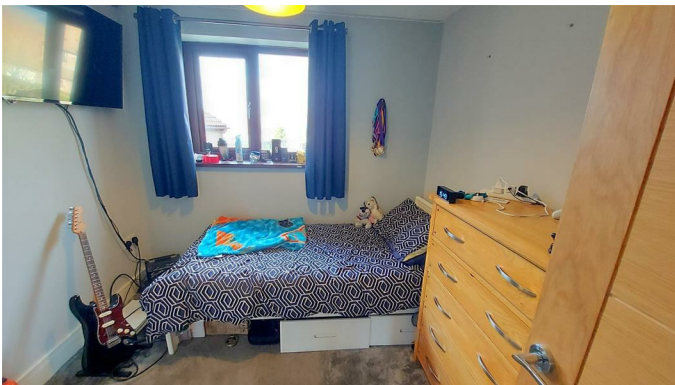
Skimmed ceiling, skimmed walls, fitted carpet, radiator and Upvc double glazed window to rear.

Bedroom Two 14'5" x 9'11" (4.39 x 3.02)



Skimmed ceiling, skimmed walls, fitted carpet, radiator and Upvc double glazed window to front with extensive views of the valley.

Bedroom Three 9'1" x 8'5" (2.77 x 2.57)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, storage cupboard and Upvc double glazed window to front.

Bathroom 8'5" x 8'1" (2.57 x 2.46)



Skimmed ceiling, tiled walls and floor, Upvc double glazed obscured glass windows to side and rear, four piece suite comprising a double shower cubicle, panel bath, wash hand basin set on a vanity unit and a low level W.C

Front Garden



Driveway suitable for two vehicles, garden laid to lawn with a selection of mature plants and shrubs, access to garage and pedestrian gates to each side offering access to rear garden.

Garage

A block built garage accessed via an electric roller door and a pedestrian door to rear.

Rear Garden



A beautiful south facing garden enclosed with stone wall and wood panelled fencing, with steps leading up to tiered garden, two areas laid to lawn with mature plants and shrubs. Pathway laid with pea-shingle leading to a raised decked area with slide. Further area laid with rubber bark suitable for children's play area.

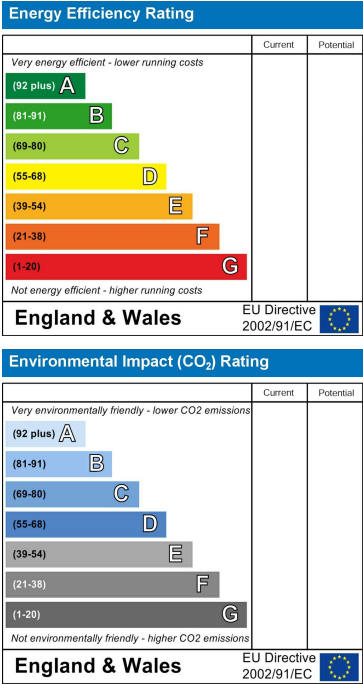
Floor Plan



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.