



## 48 Chestnut Grove, Maesteg, CF34 0NT

### £105,000

We are pleased to offer For Sale this delightful end-terrace house which presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and personalisation. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings with loved ones.

Situated in a friendly neighbourhood, this property benefits from local amenities and transport links, making it an ideal choice for those seeking a balance of tranquillity and accessibility. The surrounding area is known for its community spirit and picturesque scenery, providing a lovely backdrop for family life.

The accommodation briefly comprises an entrance hall, lounge, cloakroom and kitchen/diner to the ground floor. Landing, three bedrooms and shower room to the first floor. The property further benefits from uPVC double glazing, gas central heating via a combination boiler and front and rear gardens.

PLEASE BE AWARE THAT THIS PROPERTY IS OF NON STANDARD CONSTRUCTION.

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

EPC Rating = D.

Council Tax Band = A.

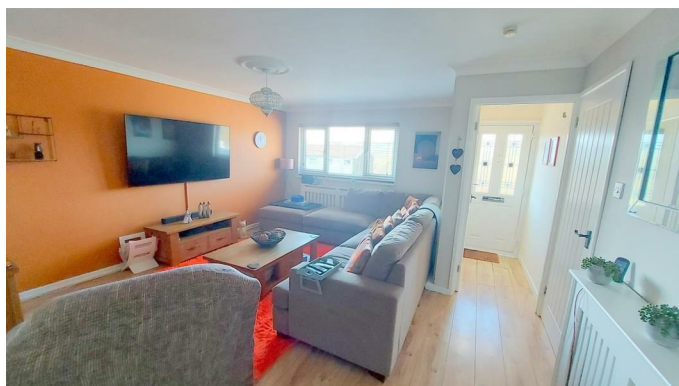


## Ground Floor

### Entrance Hallway

Entry via a composite door, textured and coved ceiling, skimmed walls, wood effect laminate flooring, door into:-

### Lounge 17'4" x 14'5" (5.3 x 4.4)



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, two radiators, under stairs storage cupboard, uPVC double glazed window to the front, door to the inner hallway, door into:-

### Kitchen 17'8" x 8'6" (5.4 x 2.6)



Skimmed and coved ceiling, skimmed and tiled walls, vinyl floor tiles, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl composite sink/drain, wall mounted gas combination boiler, space and plumbing for a washing machine, space for a fridge freezer, two uPVC double glazed windows to the rear, uPVC double glazed door to the rear.

### Inner Hallway

Skimmed and coved ceiling, papered walls, tiled flooring, carpeted stairs to the first floor, door into:-

## Cloakroom 5'2" x 2'11" (1.6 x 0.9)



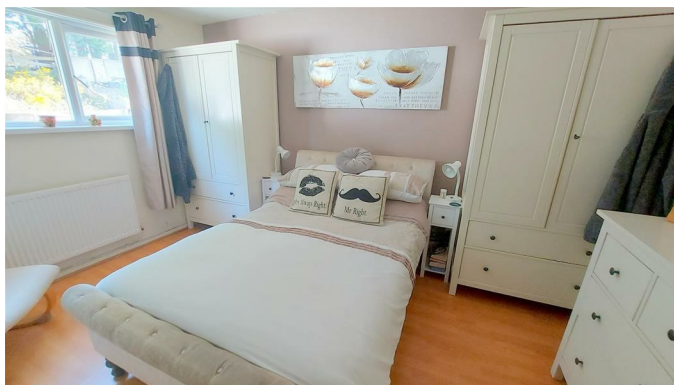
Skimmed ceiling, skimmed walls, tiled flooring, two piece suite comprising a wash hand basin set on a vanity unit and a low level W.C., uPVC double glazed window with obscured glass to the front.

## First Floor

### Landing

Textured and coved ceiling with loft access, papered walls, fitted carpet, two storage cupboards, four doors off:-

### Bedroom One 13'1" x 9'6" (4 x 2.9)



Textured ceiling, papered walls, wood effect laminate flooring, radiator, uPVC double glazed window to the rear.

### Bedroom Two 12'9" x 8'10" (3.9 x 2.7)



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

### Bedroom Three 8'6" x 8'6" (2.6 x 2.6)



Textured ceiling, papered walls, wood effect laminate flooring, uPVC double glazed window to the front.

### Shower Room 7'6" x 5'10" (2.3 x 1.8)



Skimmed and coved ceiling, tiled walls, wood effect vinyl flooring, chrome heated towel rail, three piece suite comprising a shower cubicle, wash hand basin set on a vanity unit and a low level W.C. with concealed cistern, uPVC double glazed window with obscured glass to the rear.

### Outside

#### Front Garden



Entry via a wrought iron pedestrian gate, tiered areas laid with decorative pea shingle, garden bordered with brick walls and wood panelled fencing.

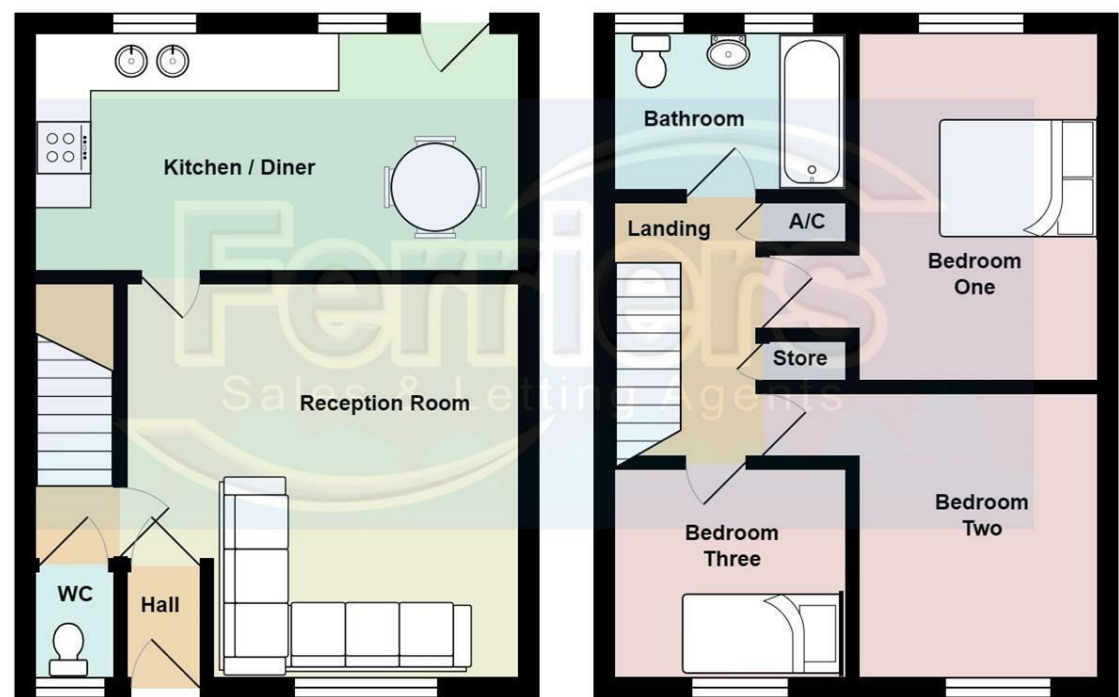
#### Rear Garden



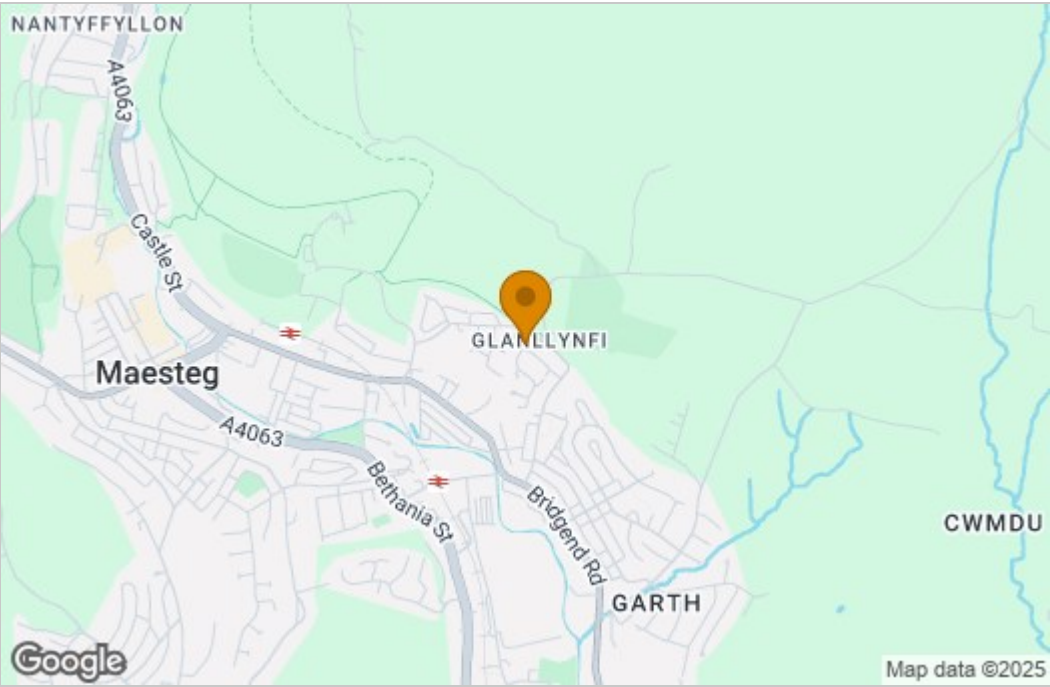
Area laid to patio, further area laid to decking, two further areas laid with decorative pea shingle, bordered with wood panelled fencing.



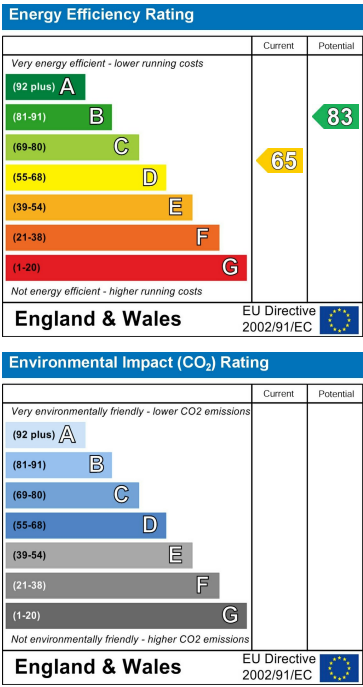
Floor Plan



Area Map



Energy Efficiency Graph



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