



## 13 Cwrt Y Fedwen, Maesteg, CF34 9GH

**£350,000**

Ferriers Estate Agents are pleased to offer for sale this immaculately presented four bedroom, detached property situated in a highly desirable area of Cwmfelin, Maesteg. Close to a local primary school, a short drive away from local amenities and within easy access of Junction 36 of the M4 Motorway. The accommodation briefly comprises:- entrance hallway, cloakroom, lounge, kitchen/breakfast room, conservatory, utility room and an integral garage to the ground floor. Landing, four bedrooms with an en-suite shower room in the master bedroom and a separate bathroom to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing and uPVC triple glazing in the conservatory, front garden with off-road parking for three vehicles and an enclosed rear garden. This is an ideal sized family home which is ready to move straight into .. so don't miss out and book your viewing today!

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

EPC Rating = C.

Council Tax Band - D.

## Ground Floor

### Entrance Hallway



Entry via a composite door, skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, carpeted stairs to the first floor, door into the lounge, door into:-

### Cloakroom 5'2" x 2'10" (1.59 x 0.88)



Skimmed ceiling, skimmed walls with feature wood panelling, wood effect laminate flooring, radiator, two piece suite comprising a vanity wash hand basin with a tiled splashback above and a low level W.C. with concealed cistern, uPVC double glazed window with obscured glass to the front.

### Lounge 16'10" x 13'3" (5.15 x 4.05)



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the front, door into:-

### Kitchen / Breakfast Room 16'4" x 8'9" (4.98 x 2.67)



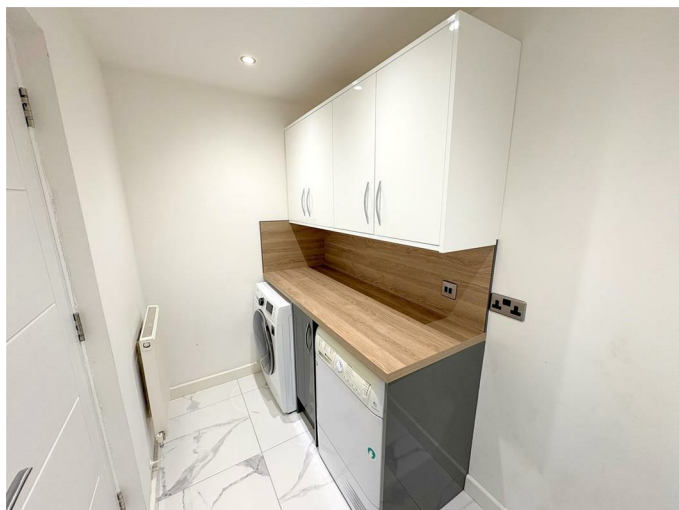
Skimmed and coved ceiling with spotlights, skimmed walls, marble effect tiled flooring, vertical contemporary radiator, a range and base and wall mounted units with a complementary work surface housing a ceramic sink/drainage with stainless steel mixer tap as well as a breakfast bar, integrated appliances to include an eye level oven and microwave, dishwasher and electric hob with an angled extractor hood above, under stairs storage cupboard, uPVC double glazed window to the rear, door into the utility room, opening into:-

### Conservatory 16'8" x 8'11" (5.09 x 2.73)



Skimmed ceiling with spotlights, skimmed dwarf walls surrounded by uPVC triple glazed windows, wood effect laminate flooring, electric heater, uPVC triple glazed door to the side, uPVC triple glazed French doors to the rear.

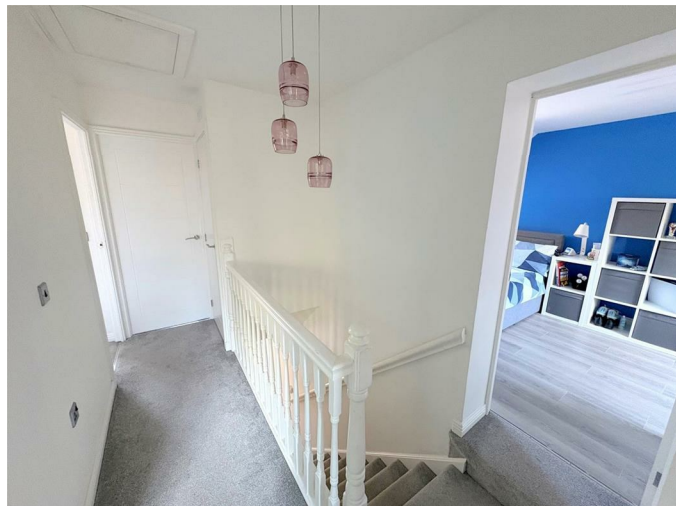
### Utility Room 8'6" x 4'8" (2.61 x 1.43)



Skimmed ceiling with spotlights, skimmed walls, marble effect tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface, space and plumbing for a washing machine and tumble dryer.

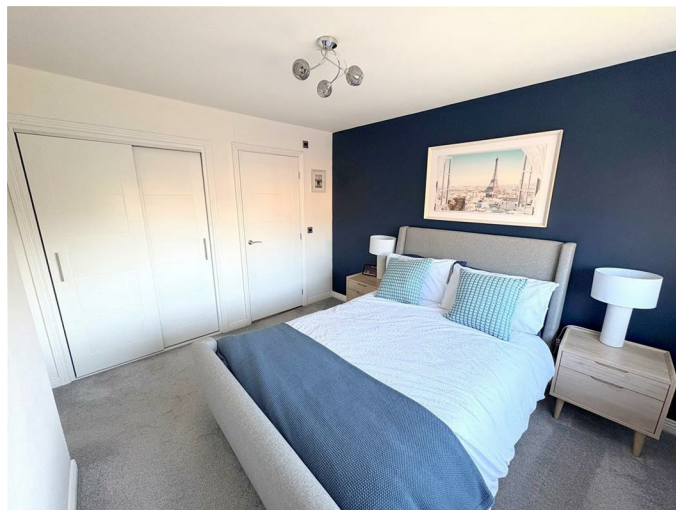
### First Floor

### Landing



Skimmed ceiling with loft access, skimmed walls, fitted carpet, airing cupboard housing the gas combination boiler, five doors off:-

### Bedroom One 11'10" x 9'4" (3.61 x 2.87)



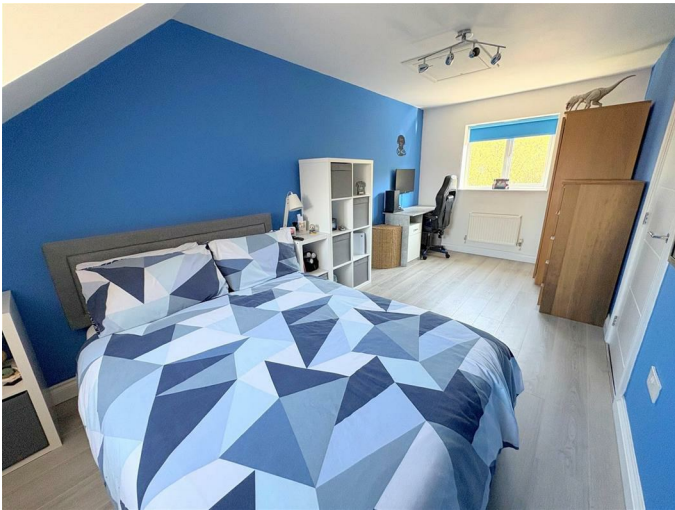
Skimmed ceiling, skimmed walls, fitted carpet, radiator, built-in wardrobe via sliding doors, uPVC double glazed window to the front, door into:-

En-suite Shower Room 4'6" x 4'5" (1.38 x 1.36)



Skimmed ceiling, tiled walls, tiled flooring, chrome towel rail radiator, three piece suite comprising a shower enclosure with rainfall shower, vanity wash hand basin and a low level W.C. with concealed cistern, uPVC double glazed window with obscured glass to the side.

Bedroom Two 18'2" x 8'5" (5.55 x 2.58)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, two radiators, dual aspect - uPVC double glazed windows to the front and rear.

Bedroom Three 10'0" x 9'1" (3.07 x 2.79)



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

Bedroom Four 8'0" x 6'9" (2.45 x 2.06)

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

Bathroom 6'3" x 6'0" (1.91 x 1.84)



Skimmed ceiling, tiled walls, tiled flooring, chrome towel rail radiator, three piece suite comprising a panel bath, vanity wash hand basin and a low level W.C. with concealed cistern, uPVC double glazed window with obscured glass to the rear.

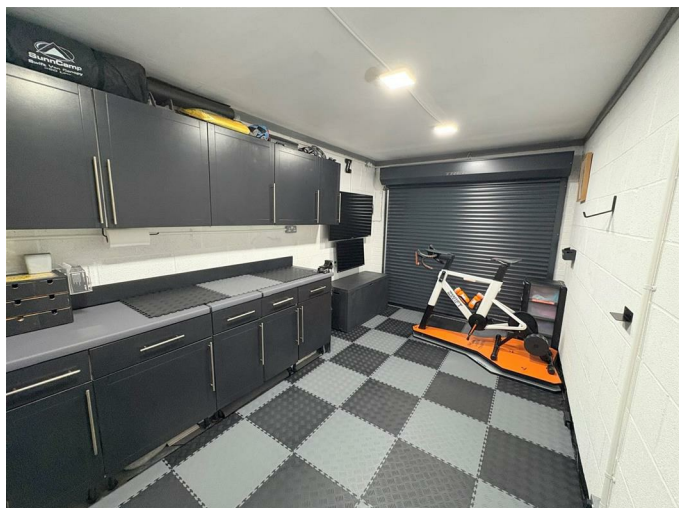
Outside

## Front Garden / Driveway



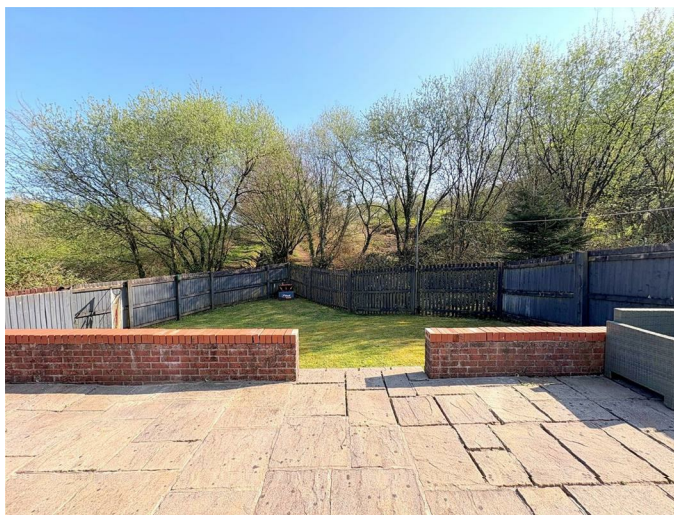
Area laid to lawn, further area laid to concrete which offers parking for up to three vehicles, wooden pedestrian gates to both sides offering access to rear garden.

## Integral Garage 15'11" x 8'7" (4.87 x 2.63)



Power & lighting, skimmed ceiling, block walls, interlocking foam floor tiles, a range of base and wall mounted units with a complementary work surface, electric roller shutter door.

## Rear Garden



Area laid to patio, decorative brick wall separating a further area laid to lawn, bordered with wood panelled fencing.

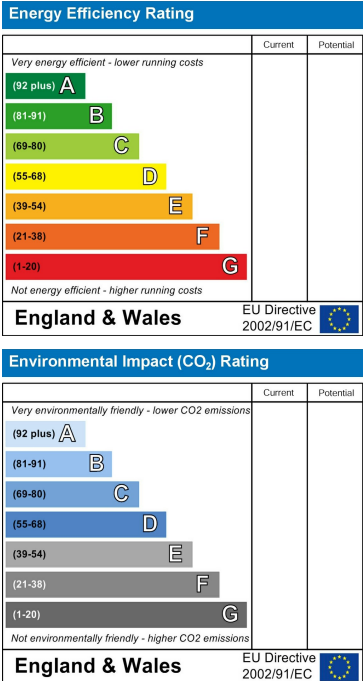
Floor Plan



Area Map



Energy Efficiency Graph



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