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## 41 Parc-Tyn-Y-Waun Llangynwyd, Maesteg, CF34 9RG

Ferriers Estate Agents are pleased to offer for sale this three bedroom, semi-detached property situated in a quiet cul-de-sac in a sought after area in Llangynwyd, Maesteg. The accommodation briefly comprises:- entrance porch, lounge, kitchen / diner, utility room and a cloakroom to the ground floor. Landing, three bedrooms and a family bathroom to the first floor. The property further benefits from gas central heating, uPVC double glazing throughout, off-road parking to the front for two vehicles and an enclosed, south east facing rear garden. This property would make an ideal first home for a young couple or family and is ready to move straight into!

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

**Offers Over £260,000**

# 41 Parc-Tyn-Y-Waun

Llangynwyd, Maesteg, CF34 9RG



## Ground Floor

### Entrance Hall

### Reception Room One

14'4" x 12'6" (4.38 x 3.83)

### Reception Room Two

### Kitchen / Diner

21'3" x 9'4" (6.50 x 2.85)

### Utility Room

4'11" x 4'5" (1.52 x 1.35)

### Cloakroom

4'11" x 2'9" (1.52 x 0.86)

## First Floor

### Landing

## Bedroom One

12'6" x 8'8" (3.82 x 2.66)

## En-suite Shower Room

7'7" x 3'11" (2.33 x 1.21)

## Bedroom Two

12'6" x 11'1" (3.83 x 3.4 )

## Bedroom Three

9'4" x 7'6" (2.86 x 2.31)

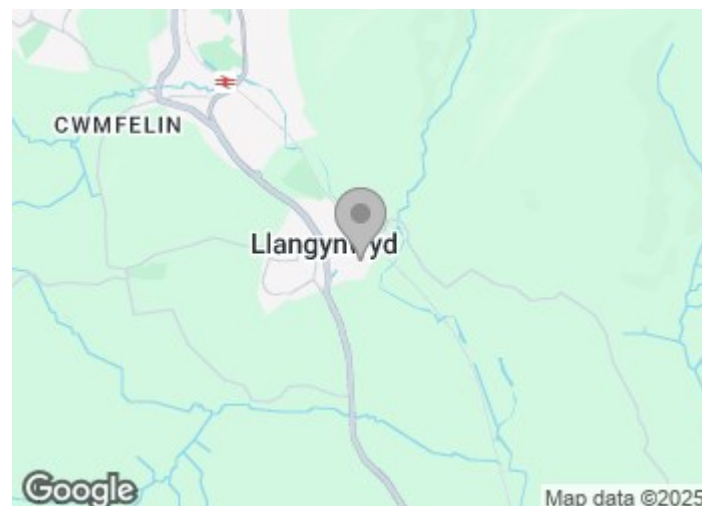
## Family Bathroom

8'5" x 7'7" (2.59 x 2.33)

## Outside

### Front Driveway

### Rear Garden



[Directions](#)





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.

