



33 Garnwen Terrace, Maesteg, CF34 0ET

Offers In The Region Of £180,000

Ferriers Estate Agents are pleased to bring to the market this immaculately presented property for sale. Spread across two floors, this attractive stone fronted period family home is beautifully presented throughout and offers spacious, modern living accommodation to include three bedrooms. Nestled in a sought after residential street opposite a local primary school and is within easy reach of the town centre, local amenities, additional primary and secondary schools and commuting links. The property briefly comprises:- entrance hallway, lounge / diner, kitchen, 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 being newly refurbished throughout with a brand new kitchen, bathroom & utility room, gas central heating via combination boiler (which is brand new), uPVC double glazing throughout, a front forecourt and an enclosed, tiered rear garden with rear lane access. This property is being sold with no on-going chain and would make an ideal purchase for those looking for a "move-in ready" home!

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

EPC Rating = D.

Council Tax Band = C.

Ground Floor

Entrance Hallway



Entry via a uPVC double glazed door, skimmed ceiling, skimmed walls, herringbone effect vinyl flooring, radiator, carpeted stairs to the first floor, under stairs storage cupboard, door into the kitchen, door into:-

Lounge / Diner 21'6" x 10'0" (6.56 x 3.07)



Skimmed ceiling, skimmed walls, fitted carpet, two radiators, dual aspect - uPVC double glazed windows to the front and rear.

Kitchen 12'10" x 10'10" (3.92 x 3.32)



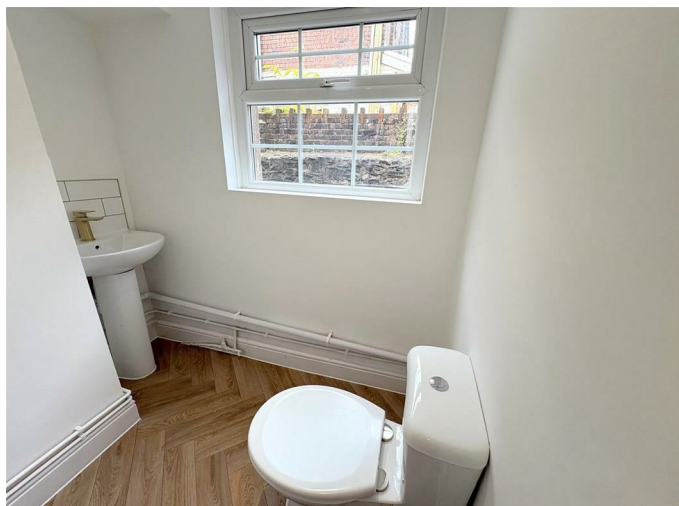
Skimmed ceiling with spotlights, skimmed walls with tiled splashbacks, herringbone effect vinyl flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a composite sink / drainer with mixer tap, integrated appliances include an electric oven and hob with a chrome chimney style extractor hood above, wall mounted gas combination boiler enclosed in a wall unit, space for a fridge freezer, space for a small dining table, uPVC double glazed window to the side, uPVC double glazed door with obscured glass to the side providing access into the rear garden, door into:-

Utility Room 7'11" x 6'4" (2.42 x 1.95)



Skimmed ceiling with spotlights, skimmed walls, herringbone effect vinyl flooring, radiator, a range of base and wall mounted units, space and plumbing for a washing machine and tumble dryer, uPVC double glazed window to the rear, door into:-

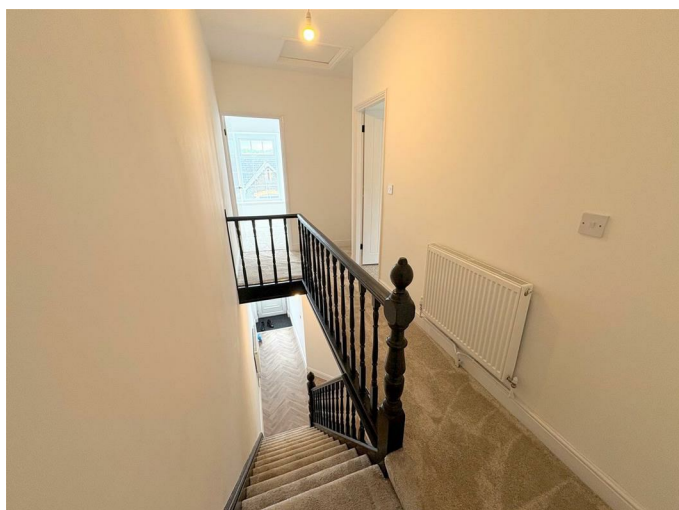
Cloakroom 6'5" x 4'0" (1.96 x 1.24)



Skimmed ceiling with a spotlight, skimmed walls, herringbone vinyl flooring, radiator, two piece suite comprising a pedestal wash hand basin and a low level W.C., uPVC double glazed window to the side.

First Floor

Landing



Skimmed ceiling with loft access, skimmed walls, fitted carpet, radiator, four doors off:-

Bedroom One 11'10" x 10'11" (3.61 x 3.33)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, built-in wardrobe space, uPVC double glazed window to the rear.

Bedroom Two 11'10" x 8'11" (3.62 x 2.74)



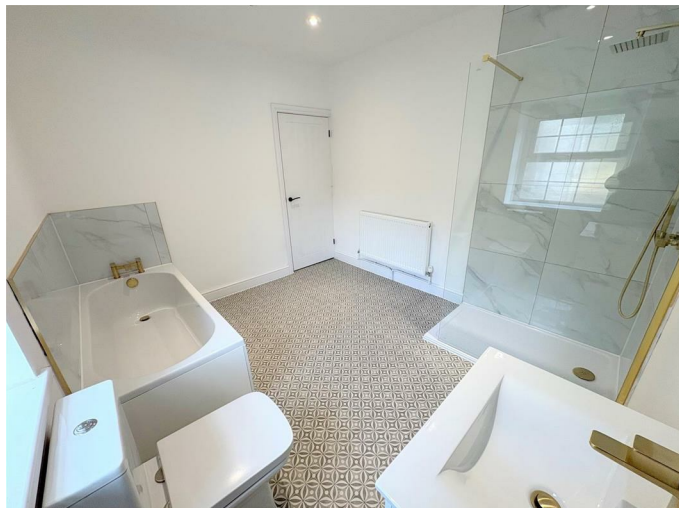
Skimmed ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the front.

Bedroom Three 9'0" x 6'9" (2.75 x 2.08)



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

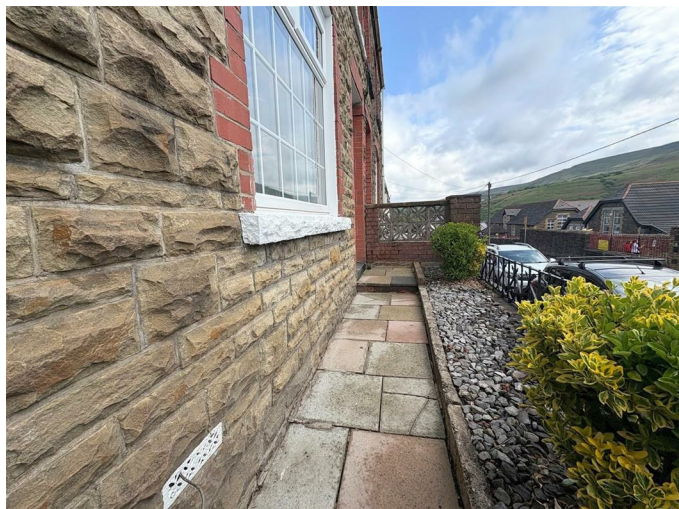
Family Bathroom 10'8" x 9'4" (3.27 x 2.85)



Skimmed ceiling with spotlights, skimmed walls with marble effect tiled splashbacks (including inside the shower), tile effect vinyl flooring, radiator, four piece suite comprising a walk-in shower enclosure with dual rainfall shower, panel bath, vanity wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

Outside

Front Forecourt



Entry via a wrought iron pedestrian gate, concrete pathway to the side providing access to the rear garden, steps leading up to the forecourt which is laid to patio with a border of decorative pebbles and chippings, bordered with wrought iron railings.

Rear Garden

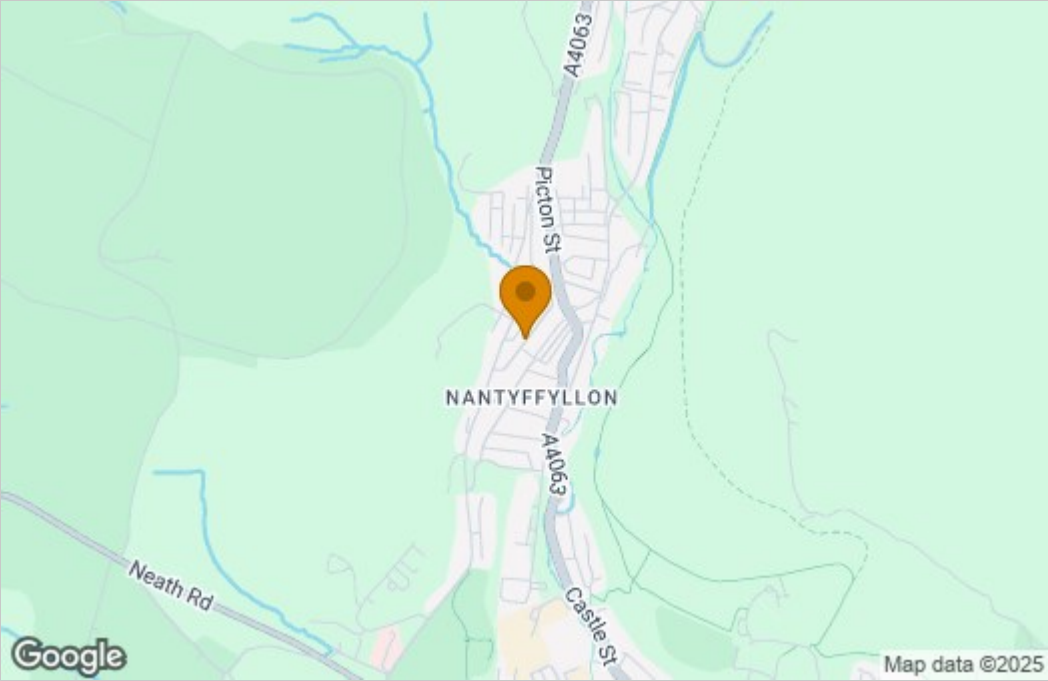


Area laid to concrete, access to an outbuilding via a wooden door, paved steps leading up to two further tiers - first tier is laid with artificial turf, the second tier is laid to lawn with a paved centre pathway, bordered with block walls.

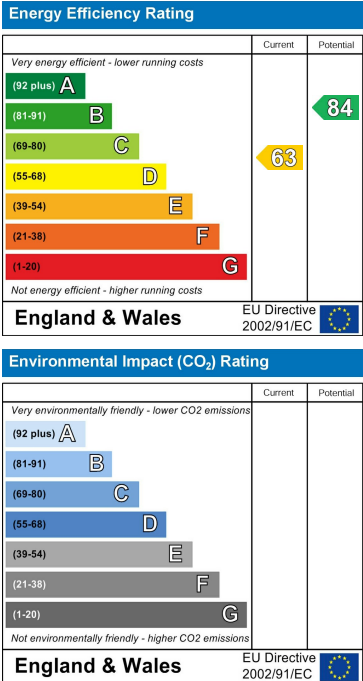
Floor Plan



Area Map



Energy Efficiency Graph



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