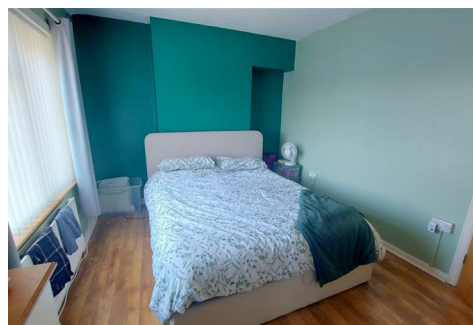
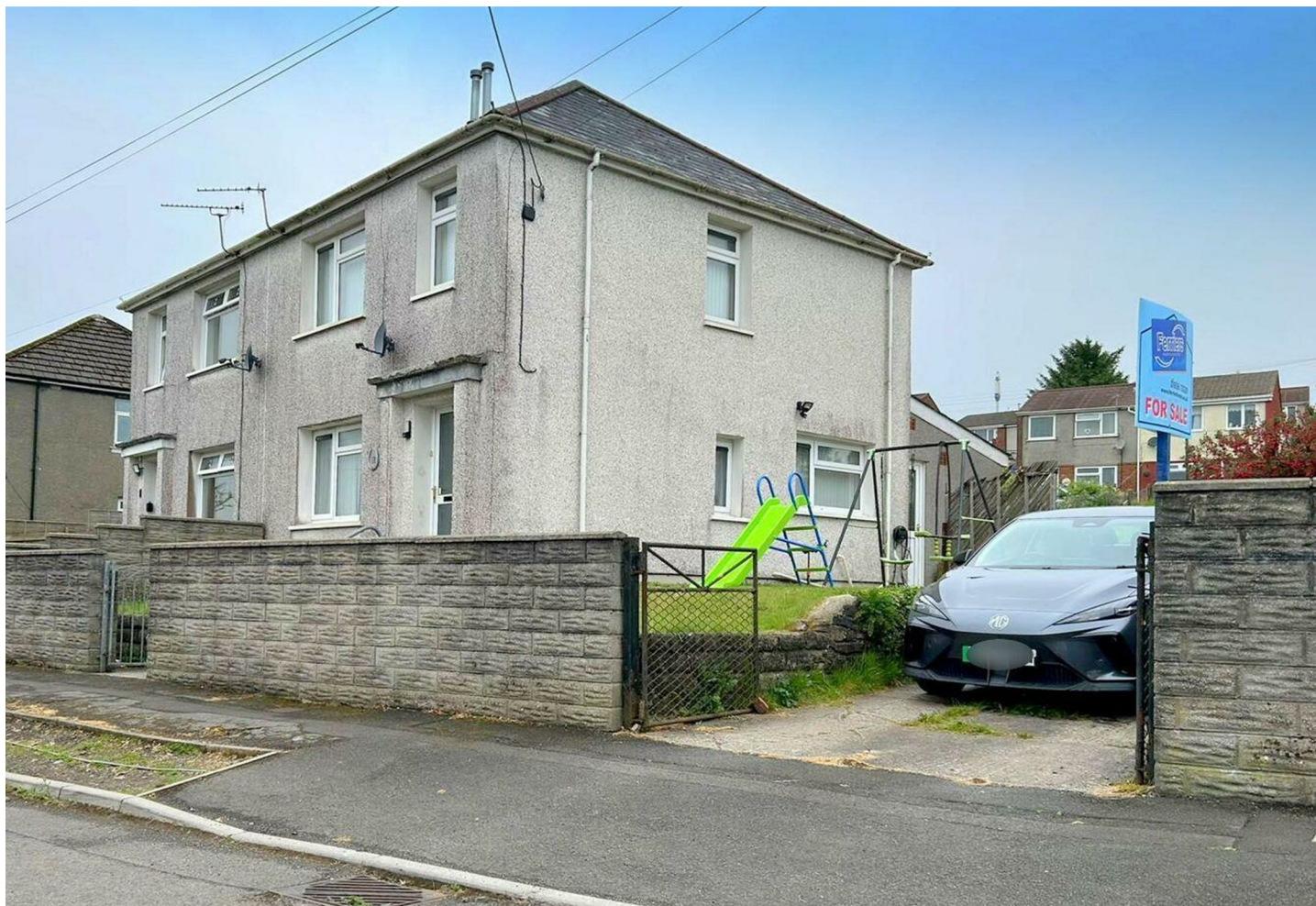




12 Greenwood Avenue, Maesteg, CF34 9NN

£150,000

Nestled on the ever popular Maesteg Park estate, this delightful semi-detached property presents an excellent opportunity for families and first-time buyers alike. Situated in a friendly neighbourhood, residents will appreciate the close proximity to local amenities, schools, and parks, enhancing the overall appeal of this lovely property.

Maesteg Park is known for its community spirit and accessibility, making it a desirable location for anyone looking to settle in Maesteg.

The ground floor accommodation briefly comprises:- entrance hallway, a reception room which serves as a perfect gathering space for family and friends, a dual aspect kitchen diner, rear hallway and bathroom. The first floor accommodation comprises a landing and three well-proportioned bedrooms, providing ample space for rest and relaxation. The property further benefits from uPVC double glazing, gas central heating via a combination boiler, front garden with off road parking and a large rear garden with garage to rear.

With its charming features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this house your home.

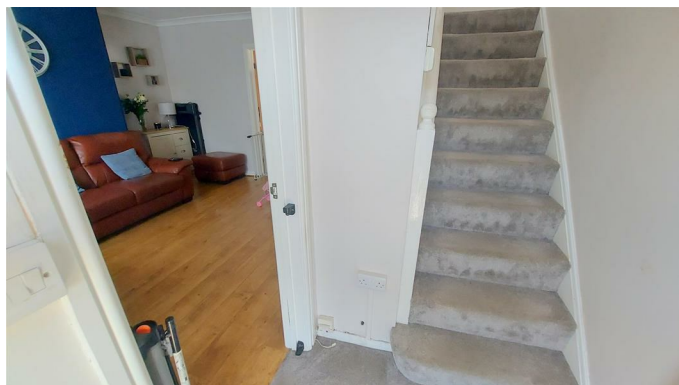
Tenure = Freehold (TBC by a legal representative)

EPC = D

Council Tax Band = A

Ground Floor

Hallway



Entry via uPVC double glazed door. Textured ceiling, skimmed walls, fitted carpet, radiator, carpeted stairs to first floor and door to:

Lounge 12'9" x 11'9" (3.9 x 3.6)



Textured and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, under stairs storage cupboard, uPVC double glazed window to front and door to:

Kitchen/Diner 16'8" x 8'6" (5.1 x 2.6)



Textured ceiling, skimmed and tiled walls, wood effect laminate flooring, radiator, two uPVC double glazed windows to rear and side, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl stainless steelsink/drain, integrated oven, hob and extractor, space for washing machine and fridge freezer and door to:

Rear Hall

Textured ceiling, skimmed walls, tiled flooring, radiator, uPVC double glazed door to side, storage cupboard with space and plumbing for washing machine and door to:

Bathroom 7'10" x 5'6" (2.4 x 1.7)



Skimmed ceiling, pvc panelled walls, tiled flooring, window with obscured glass to rear, chrome towel rail radiator, a three piece suite comprising a panel bath with shower over and privacy screen, low level W.C and pedestal wash hand basin.

First Floor

Landing

Textured ceiling with loft access, skimmed walls, fitted carpet, uPVC double glazed window to side and three doors off.

Bedroom One 16'8" x 9'10" (5.1 x 3.0)



Textured ceiling, skimmed walls, wood effect laminate flooring, radiator and two uPVC double glazed windows to front.

Bedroom Two 12'1" x 7'10" (3.7 x 2.4)



Textured ceiling, papered walls, wood effect laminate flooring, storage cupboard housing gas combination boiler, radiator and uPVC double glazed window to rear.

Bedroom Three 9'2" x 7'6" (2.8 x 2.3)



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

Outside

Front Garden



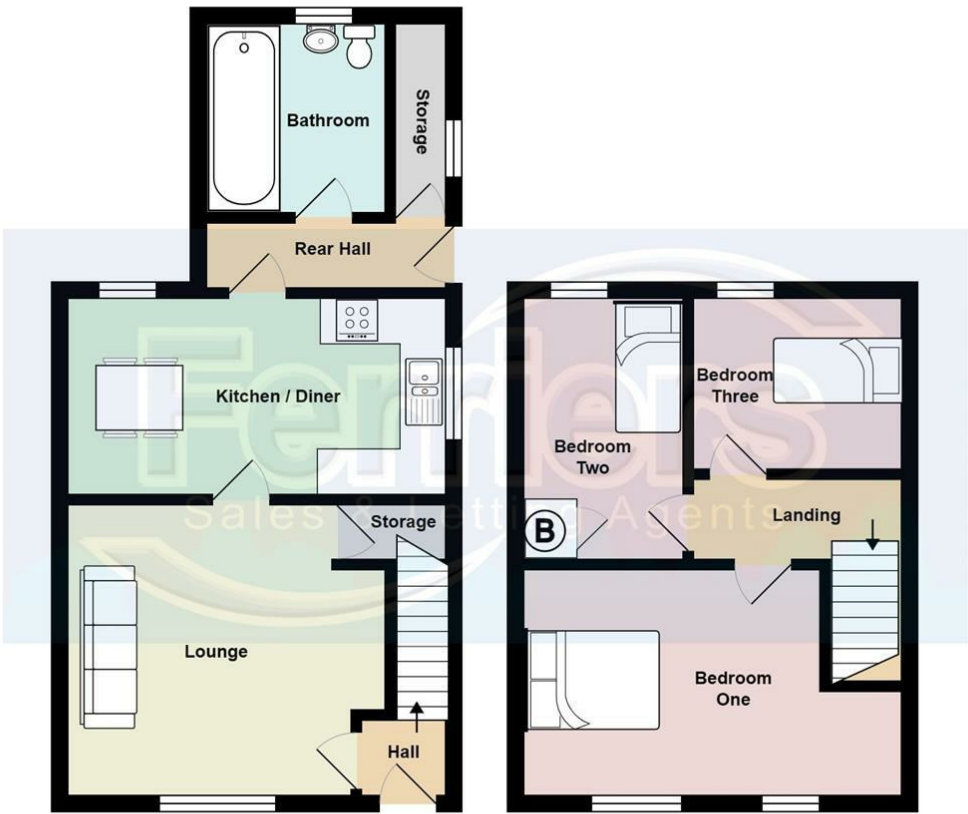
Two areas laid to lawn, further area of off road parking for up to two vehicles.

Rear Garden



Area laid to concrete which encompasses the side of the property and offers access to off road parking, further expansive area laid to lawn with garage to rear.

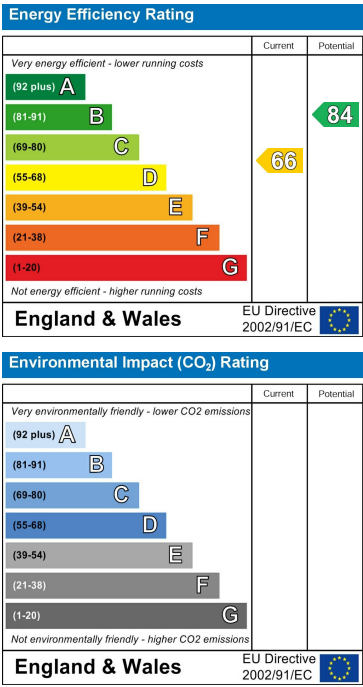
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.