



## 1 Nant Yr Crynwydd, Maesteg, CF34 9ER

**£205,000**

We are pleased to offer for sale this delightful semi-detached house which offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family. Conveniently located for access to Maesteg town centre and all amenities and transport links, making it an excellent choice for those who value accessibility.

The accommodation briefly comprises an entrance porch, hallway, lounge, dining room and kitchen to the ground floor. Landing, three bedrooms and a bathroom to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, front garden and driveway with parking for up to four vehicles, an enclosed rear garden with spectacular views of the Llynfi Valley and a detached garage.

Whether you are a first-time buyer or looking to settle into a new community, this property presents a wonderful opportunity to create lasting memories in a lovely setting.

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

EPC Rating = C.

Council Tax Band = C.

## Ground Floor

### Entrance Porch



Entry via a uPVC double glazed door with matching side panel, textured and coved ceiling, skimmed walls, tile effect vinyl flooring, radiator, door into:-

### Hallway



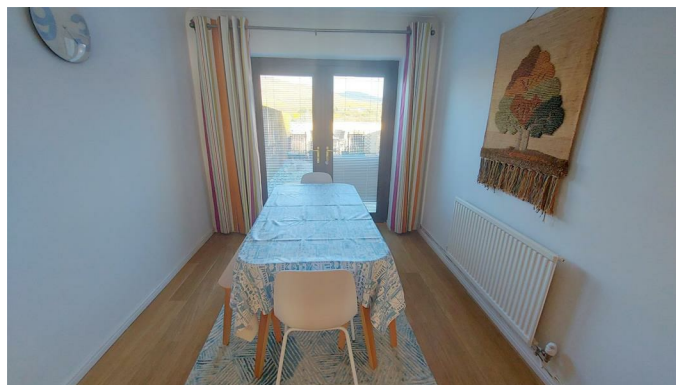
Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, storage cupboard, carpeted stairs to the first floor, door into:-

### Lounge 18'4" x 10'2" (5.6 x 3.1)



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, coal effect electric fire set on a marble hearth with plaster surround, two radiators, uPVC double glazed window to the front, door into the kitchen, glazed doors to:

### Dining Room 10'2" x 8'10" (3.1 x 2.7)



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed French doors to the rear.

### Kitchen 13'1" x 7'2" (4.0 x 2.2)



Skimmed and coved ceiling, skimmed and tiled walls, tile effect vinyl flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl stainless steel sink/drain, integrated appliances to include an electric hob, extractor, eye level double oven and dishwasher, space for a washing machine and fridge freezer, under stairs storage cupboard, uPVC double glazed window to the rear, uPVC double glazed door to the side.

## First Floor

### Landing



Textured ceiling with loft access, skimmed walls, fitted carpet, storage cupboard housing the gas combination boiler, uPVC double glazed window to the side, four doors off:-

Master Bedroom 14'9" x 13'9" (4.5 x 4.2)



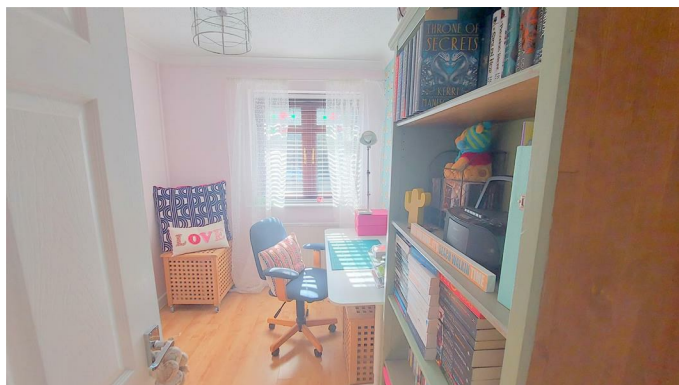
Textured and coved ceiling, skimmed and papered walls, wood effect laminate flooring, radiator, fitted wardrobes, uPVC double glazed window to the rear.

Bedroom Two 14'9" x 8'10" (4.5 x 2.7)



Textured ceiling, skimmed and papered walls, wood effect laminate flooring, radiator, fitted wardrobes, uPVC double glazed window to the front.

Bedroom Three 9'2" x 7'2" (2.8 x 2.2)



Textured and coved ceiling, skimmed and papered walls, wood effect laminate flooring, radiator, storage cupboard over the stairwell, uPVC double glazed window to the front.

Bathroom 8'2" x 6'2" (2.5 x 1.9)



Skimmed ceiling with spotlights, tiled walls, wood effect vinyl flooring, chrome heated towel rail, a four piece suite comprising a shower cubicle, panel bath, 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.

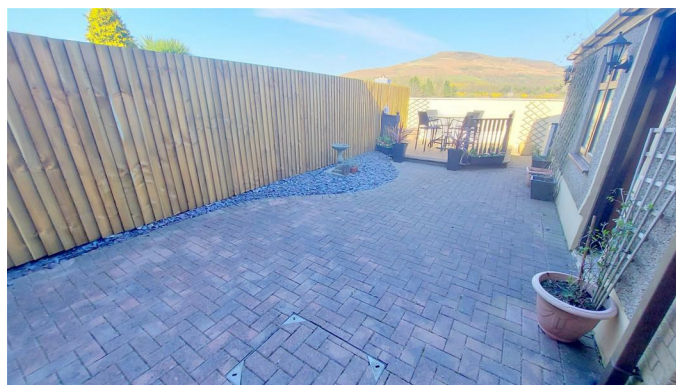
Outside

Front Garden



Area laid to lawn with a selection of mature plants and shrubs, further area laid to paviour brick and a driveway suitable for up to four vehicles, bordered with brick walls and wrought iron driveway gates.

Rear Garden



Area laid to paviour brick, further area laid with decorative pea shingle and a raised deck area, access to a detached garage, bordered with block wall and wood panelled fencing.

Garage 19'4" x 12'1" (5.9 x 3.7)



A block garage accessed via an up and over door to front and pedestrian door to side. Garage has power sockets and lighting, suitable for workshop or vehicle storage.

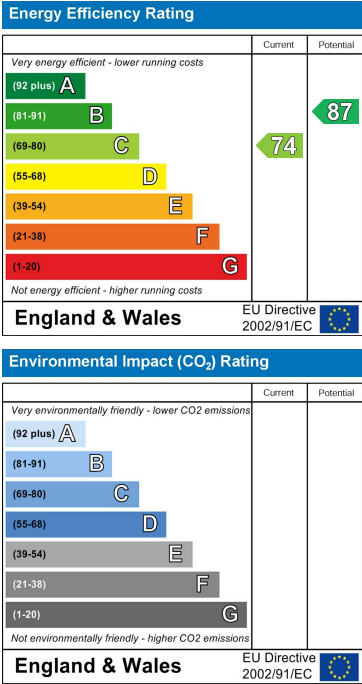
Floor Plan



Area Map



Energy Efficiency Graph



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