



## 8 Lansbury Close, Maesteg, CF34 9NA

**£155,000**

We are delighted to bring to the market an immaculately presented three bedroom semi detached property in Lansbury Close, Maesteg. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception rooms provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The accommodation briefly comprises a large hallway, lounge, dining room, kitchen, side hallway, W.C and utility room to the ground floor. Landing, three bedrooms and family bathroom to the first floor. The property further benefits from uPVC double glazing, gas central heating via a combination boiler, front garden, off road parking to side and a larger than average garden to rear.

One of the standout features of this home is the the larger than average plot which offers spectacular views to the rear, allowing you to enjoy the natural beauty of the surrounding landscape right from your own garden. Imagine sipping your morning coffee while taking in the picturesque scenery – a truly serene way to start your day.

Tenure=Freehold (TBC by a legal representative)

EPC=C

Council Tax Band=B



## Ground Floor

### Hallway



Entry via a uPVC double glazed door with matching side panel. Textured and coved ceiling, paper walls, wood effect laminate flooring, radiator, carpeted stairs to first floor and two doors off.

### Lounge 12'5" x 12'1" (3.8 x 3.7)



Papered and coved ceiling, papered walls, wood effect laminate flooring, feature stone fireplace with a coal effect electric fire set on a marble hearth, radiator, uPVC double glazed window to rear and archway to:

### Dining Room 12'9" x 10'2" (3.9 x 3.1)



Papered and coved ceiling, papered walls, wood effect laminate flooring, radiator, uPVC double glazed french doors to rear and door to:

### Kitchen 10'2" x 7'6" (3.1 x 2.3)



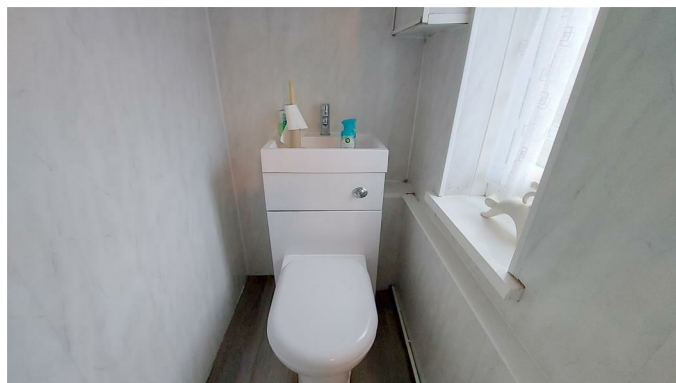
Textured and coved ceiling, papered and tiled walls, wood effect vinyl flooring, two uPVC double glazed windows to front, wall mounted gas combination boiler, a range of base and wall mounted units with a complementary work surface housing a ceramic sink/drain, space for fridge and cooker and door to:

### Side Hallway



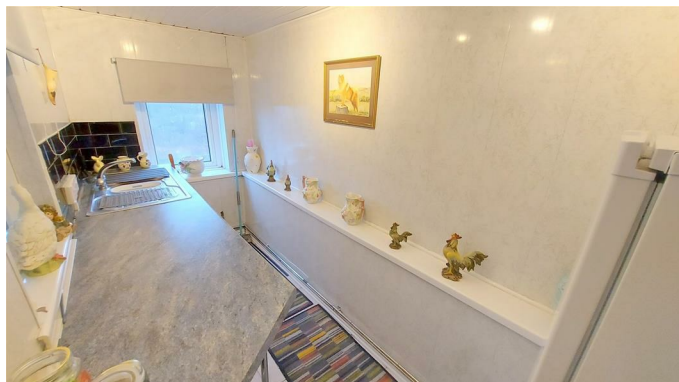
Pvc panelled ceiling and walls, wood effect vinyl flooring, uPVC double glazed doors to front and rear and two doors off.

### W.C. 4'7" x 3'3" (1.4 x 1.0)



PVC panelled ceiling and walls, wood effect vinyl flooring, uPVC double glazed window with obscured glass to front and low level W.C with concealed cistern and integrated wash hand basin.

Utility Room 11'5" x 4'11" (3.5 x 1.5)



Pvc panelled ceiling and walls, tiled flooring, uPVC double glazed window to rear, space for fridge freezer and washing machine.

## First Floor

### Landing



Textured and covered ceiling with loft access, papered walls, fitted carpet, uPVC double glazed window to front, storage cupboard and four doors off.

Master Bedroom 13'5" x 13'1" (4.1 x 4.0)



Papered and covered ceiling, papered walls, fitted carpet, radiator, uPVC double glazed window to rear and fitted wardrobes.

Bedroom Two 12'1" x 10'2" (3.7 x 3.1)



Papered and covered ceiling, papered walls, fitted carpet, radiator and uPVC double glazed window to rear.

Bedroom Three 9'10" x 7'6" (3.0 x 2.3)



Papered and covered ceiling, papered walls, fitted carpet, radiator and uPVC double glazed window to front.

Family Bathroom 8'10" x 5'6" (2.7 x 1.7)



Textured and covered ceiling, tiled walls, wood effect vinyl flooring, two uPVC double glazed windows with obscured glass to side and front, radiator, a three piece suite comprising a P shaped bath with privacy screen and shower over, low level W.C with concealed cistern and a wash hand basin set on a vanity unit

### Outside



## Front Garden



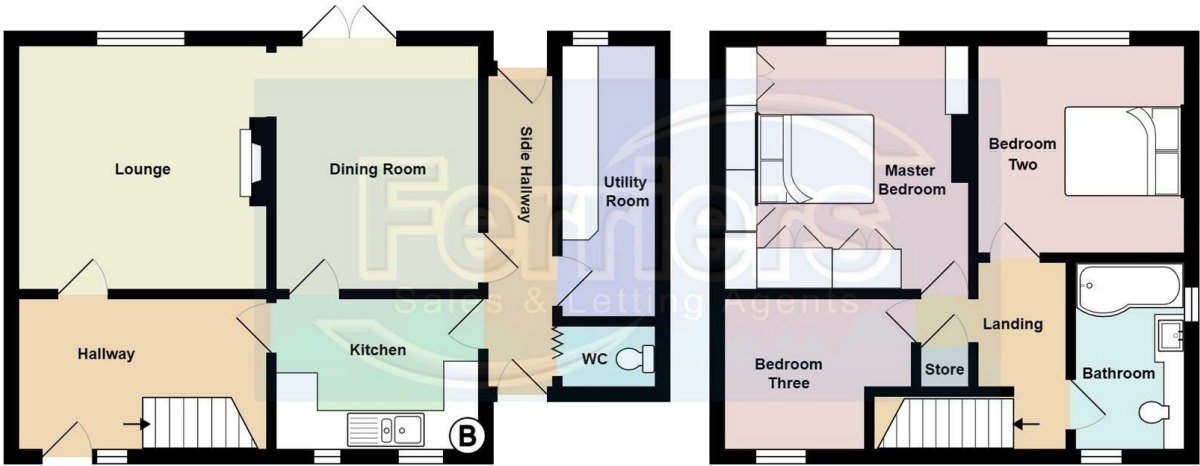
Area laid to lawn, bordered with brick walls and wrought iron pedestrian gate, wrought iron driveway gates to side offering access to off road parking.

## Rear Garden

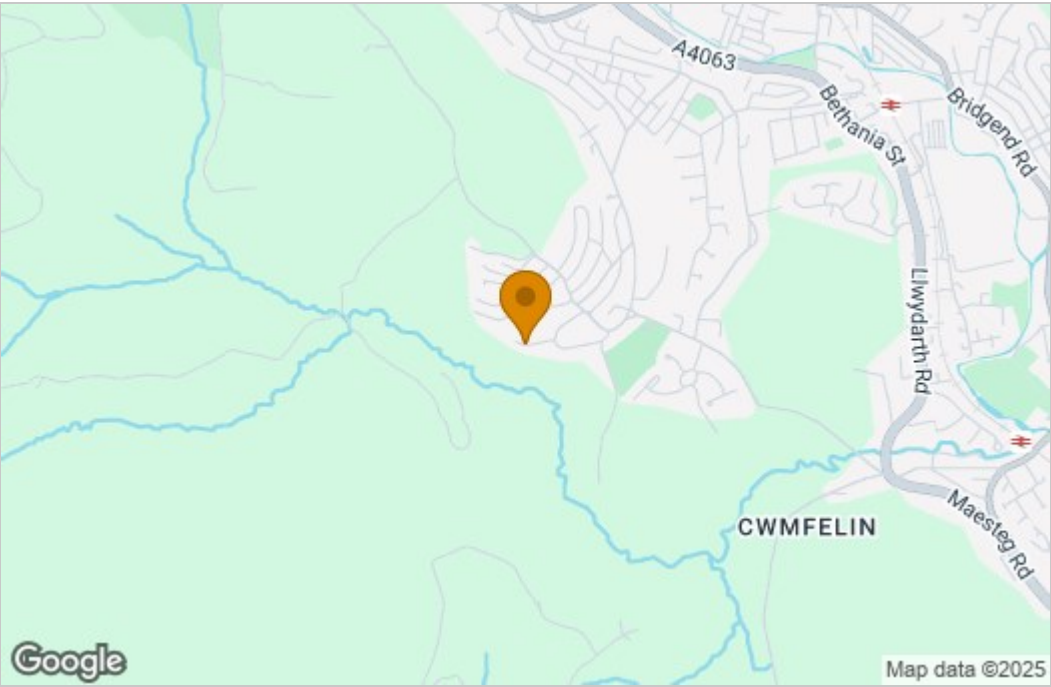


Area laid to patio, further area laid to decking, steps lead down to a larger area laid to lawn, bordered with block walls.

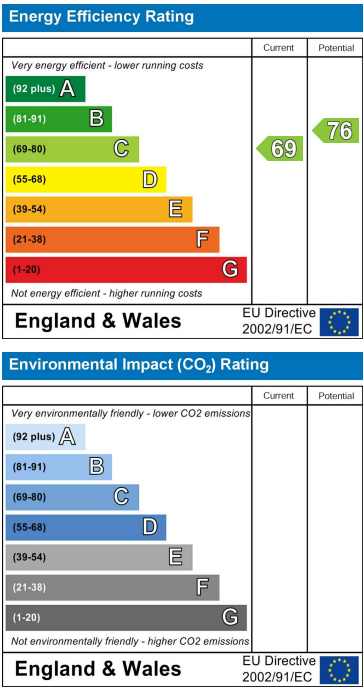
Floor Plan



Area Map



Energy Efficiency Graph



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