



8 Greenfield Terrace, Maesteg, CF34 0RB

£165,000

Nestled in the charming area of Greenfield Terrace, Caerau, Maesteg, this larger than average semi-detached property presents an excellent opportunity for families and first-time buyers alike. Conveniently located for access to a local primary schools, shops and public transport links.

The ground floor accommodation briefly comprises a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones, a well appointed kitchen, bathroom and conservatory. The first floor accommodation briefly comprises a landing and three double bedrooms with ample room for everyone to find their own space, whether it be for restful nights or productive study sessions.

The property further benefits from gas central heating, double glazing, a large garage, rear garden and side garden which offers spectacular views of the Llynfi Valley.

The semi-detached nature of the house offers a sense of privacy while still being part of a friendly community. The surrounding area is known for its welcoming atmosphere and local amenities, making it an ideal location for those seeking a balance of tranquillity and convenience.

If you are looking for a place that combines comfort, space, and a sense of community, this semi-detached house in Caerau is certainly worth considering.

Tenure = Freehold (TBC by a legal representative)

EPC = E

Council Tax Band = B

Ground Floor

Entrance Hall

Entry via a uPVC double glazed door. Tongue and grooved ceiling, papered walls, solid wood flooring and georgian glazed door to:

Lounge 22'7" x 17'0" (6.9 x 5.2)



Tongue and grooved ceiling, skimmed walls, solid wood flooring, two radiators, carpeted stairs to first floor, aluminium sliding patio doors to front and side and door to:

Kitchen 14'5" x 11'1" (4.4 x 3.4)



Skimmed and coved ceiling with spotlights, papered and tiled walls, tiled floor, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl composite sink/drain, integrated eye level double oven, five ring gas hob and extractor, uPVC double glazed french doors to conservatory and door to:

Bathroom 10'5" x 7'2" (3.2 x 2.2)



Skimmed and coved ceiling, skimmed and tiled walls, tiled floor, radiator, uPVC double glazed window with obscured glass to rear, storage cupboard and a three piece suite comprising a P shaped bath with shower over and privacy screen, wash hand basin set on a vanity unit and a low level W.C

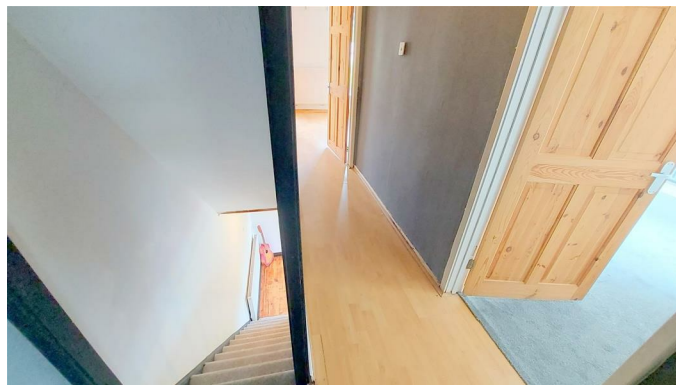
Conservatory 19'4" x 9'10" (5.9 x 3.0)



Polycarbonate roof, dwarf walls with uPVC double glazed windows to side and rear and uPVC double glazed door to front, tiled floor and radiator.

First Floor

Landing



Skimmed ceiling, papered walls, wood effect laminate flooring, storage cupboard and three doors off.

Master Bedroom 17'4" x 10'5" (5.3 x 3.2)



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

Bedroom Two 13'5" x 9'10" (4.1 x 3.0)



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

Bedroom Three 11'5" x 9'10" (3.5 x 3.0)



Skimmed ceiling and walls, fitted carpet, radiator and uPVC double glazed window to rear.

Outside

Front Forecourt



Area laid to artificial turf and decorative slate, bordered with wrought iron railings and pedestrian gate.

Side Garden



Area laid to patio, further areas laid with a selection of mature plants and shrubs, small fish pond, gated access to front of property and rear access to garage.

Rear Garden

Area with a selection of mature plants and shrubs, bordered with a mature hedge.

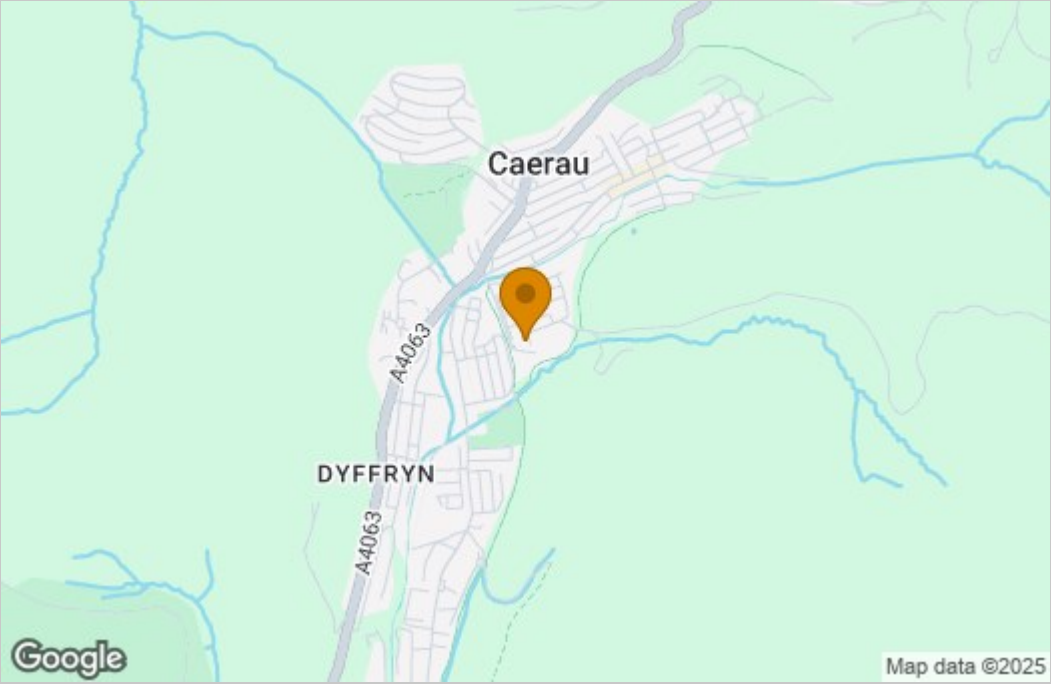
Garage 31'2" x 16'0" (9.5 x 4.9)

A larger than average triple garage with lighting and power points and an up and over door to front.

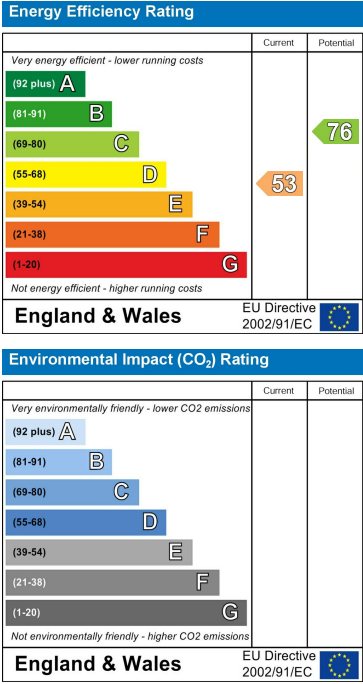
Floor Plan



Area Map



Energy Efficiency Graph



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