



## 36 St. Marys Crescent, Maesteg, CF34 0UX

**£180,000**

Nestled in the charming area of St. Marys Crescent, Maesteg, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. This property offers a sense of privacy while still being part of a friendly community. The surrounding area is known for its picturesque views and local amenities, ensuring that everything you need is within easy reach.

The ground floor accommodation briefly comprises an entrance hall, a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones, conservatory and a kitchen/diner.

The first floor benefits from a landing, three inviting bedrooms, offering ample space for rest and relaxation, shower room and separate W.C making it an ideal home for those seeking comfort and convenience. The property is being sold with no ongoing chain and viewing is highly recommended to appreciate the space on offer.

Tenure = Freehold (TBC by a legal representative)

EPC = D

Council Tax = C



## Ground Floor

### Hallway



Entry via a uPVC double glazed door with two matching side panels. Papered and coved ceiling, papered walls, wood effect laminate flooring, radiator, under stairs storage cupboard, uPVC double glazed window to side, carpeted stairs to first floor and two doors off.

### Lounge 19'4" x 13'1" (5.9 x 4.0)



Papered and coved ceiling, papered walls, fitted carpet, coal effect electric fire set on a marble hearth and mantle, two radiators, uPVC double glazed window to front and uPVC double glazed french doors to conservatory.

### Conservatory 9'6" x 6'10" (2.9 x 2.1)



Glass roof, aluminium windows to sides and sliding patio doors to rear and wood effect laminate flooring.

### Kitchen/Diner 11'9" x 9'10" (3.6 x 3.0)



Papered and coved ceiling, papered and tiled walls, vinyl flooring, radiator, uPVC double glazed window to rear and door to side, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl composite sink/drainage, integrated oven hob and extractor, space for washing machine and fridge freezer.

## First Floor

### Landing

Polystyrene tiled ceiling with loft access, papered walls, fitted carpet, uPVC double glazed window to side and five doors off.

### Bedroom One 12'9" x 11'5" (3.9 x 3.5)



Polystyrene tiled ceiling, skimmed walls, fitted carpet, radiator and uPVC double glazed window to front.

### Bedroom Two 12'9" x 9'2" (3.9 x 2.8)



Polystyrene tiled ceiling, papered walls, fitted carpet,



radiator, fitted wardrobes, wall mounted gas combination boiler and uPVC double glazed window to rear.

#### Bedroom Three 9'2" x 5'10" (2.8 x 1.8)



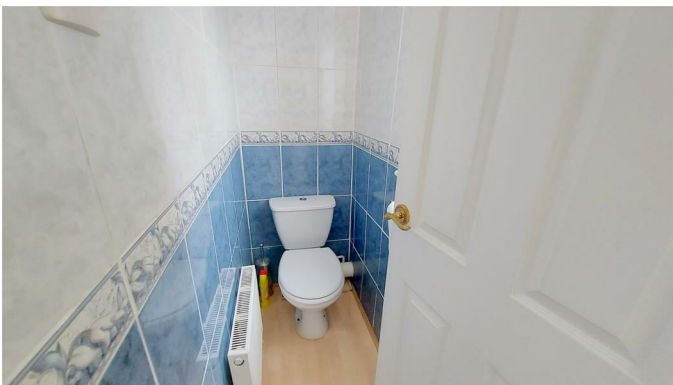
Polystyrene tiled ceiling, papered walls, fitted carpet, radiator, storage cupboard over stairwell and uPVC double glazed window to front.

#### Shower Room 6'2" x 5'6" (1.9 x 1.7)



Pvc panelled ceiling and walls, tiled flooring, chrome towel rail radiator, uPVC double glazed window with obscured glass to rear and a two piece suite comprising a quadrant shower cubicle and a wash hand basin set on a vanity unit.

#### W.C 5'6" x 2'3" (1.7 x 0.7)



Polystyrene tiled ceiling, tiled walls, wood effect vinyl flooring, radiator, uPVC double glazed window with obscured glass to side and a low level W.C

#### Outside

#### Front Garden



Area laid to lawn with a selection of mature plants and shrubs, driveway suitable for one vehicle, bordered with block walls and wrought iron driveway gates.

#### Rear Garden



A larger than average garden with an area laid to patio, further areas laid to lawn, block shed, bordered with block walls and mature plants and shrubs.

#### Garage 20'11" x 11'9" (6.4 x 3.6)



A larger than average block built garage accessed via an up and over door. The garage has power points, lighting and an inspection pit for vehicle maintenance.

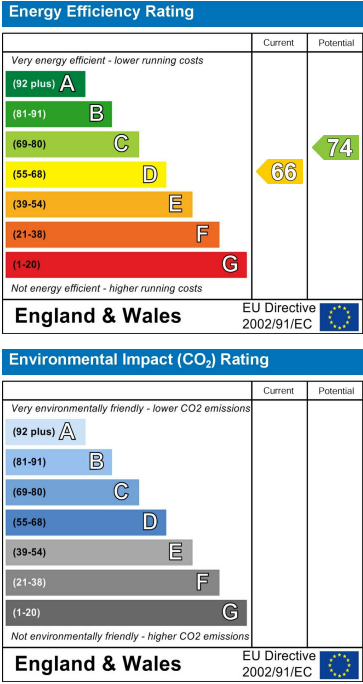
Floor Plan



Area Map



Energy Efficiency Graph



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