



5 Llan Road, Cwmfelin, CF34 9HN

£140,000

Ferriers Estate Agents are delighted to offer for sale this three bedroom, mid terraced property located in a much sought after area of Cwmfelin, Maesteg. The property is conveniently located within walking distance of the historical village of Llangynwyd where the oldest thatched roof pub in Wales is located. The accommodation briefly comprises:- entrance porch, hallway, lounge / diner and a kitchen to the ground floor. Landing, three bedrooms and a bathroom to the first floor. The property further benefits from gas central heating, uPVC double glazing throughout, front garden and an enclosed, south facing rear garden. This property would make an ideal starter home or investment and is being sold with no on-going chain!

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

EPC Rating = E.

Council Tax Band = B.

Ground Floor

Entrance Porch

Entry via a uPVC double glazed door, papered and coved ceiling, skimmed walls, wood effect laminate flooring, door into:-

Hallway

Textured and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, carpeted staircase leading to the first floor, door into:-

Lounge / Diner 19'10" x 12'5" (6.05 x 3.80)



Textured and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, under stairs storage cupboard, uPVC double glazed Bay window to the front, uPVC double glazed French doors to the rear, door into:-

Kitchen 9'3" x 7'10" (2.83 x 2.39)



Skimmed ceiling, skimmed and tiled walls, wood effect laminate flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage with mixer tap, integrated appliances include an electric oven and a four ring gas hob with a chrome chimney style extractor above, space for an under counter fridge and under counter freezer and/or

dishwasher, space and plumbing for a washing machine, two uPVC double glazed windows to the side and rear, uPVC double glazed door to the rear providing access into the rear garden.

First Floor

Landing



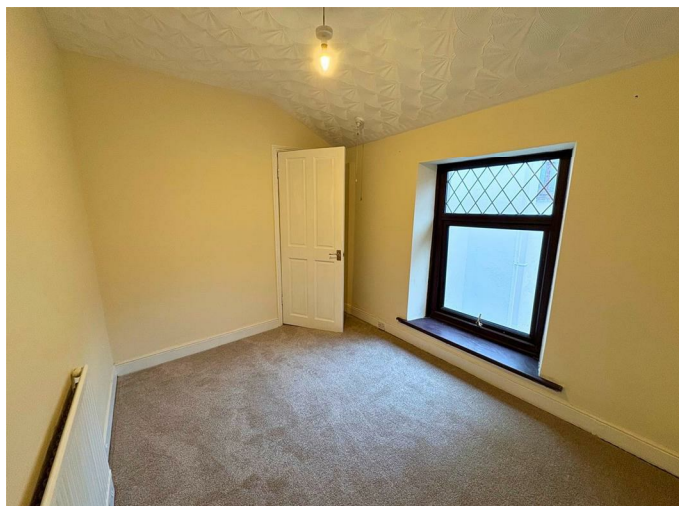
Textured ceiling, skimmed walls, fitted carpet, four doors off:-

Bedroom One 11'7" x 10'5" (3.54 x 3.18)



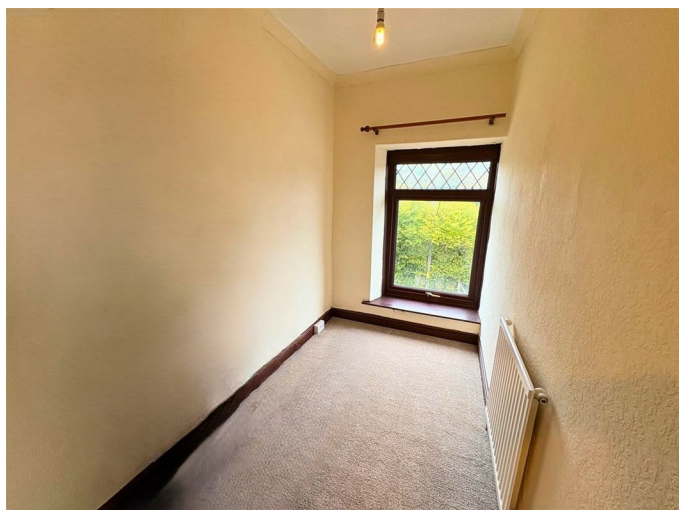
Textured ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the front.

Bedroom Two 10'4" x 7'8" (3.16 x 2.36)



Textured ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the rear.

Bedroom Three 8'10" x 5'1" (2.70 x 1.57)



Textured and coved ceiling with loft access, papered walls, fitted carpet, radiator, uPVC double glazed window to the front.

Bathroom 9'3" x 7'11" (2.83 x 2.42)



Textured and coved ceiling, skimmed and wood

panelled walls, wood effect vinyl flooring, radiator, three piece suite comprising a panelled bath, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

Outside

Front Garden



Concrete steps leading up to the property entrance, area laid to patio, further area laid to lawn, bordered with block walls.

Rear Garden

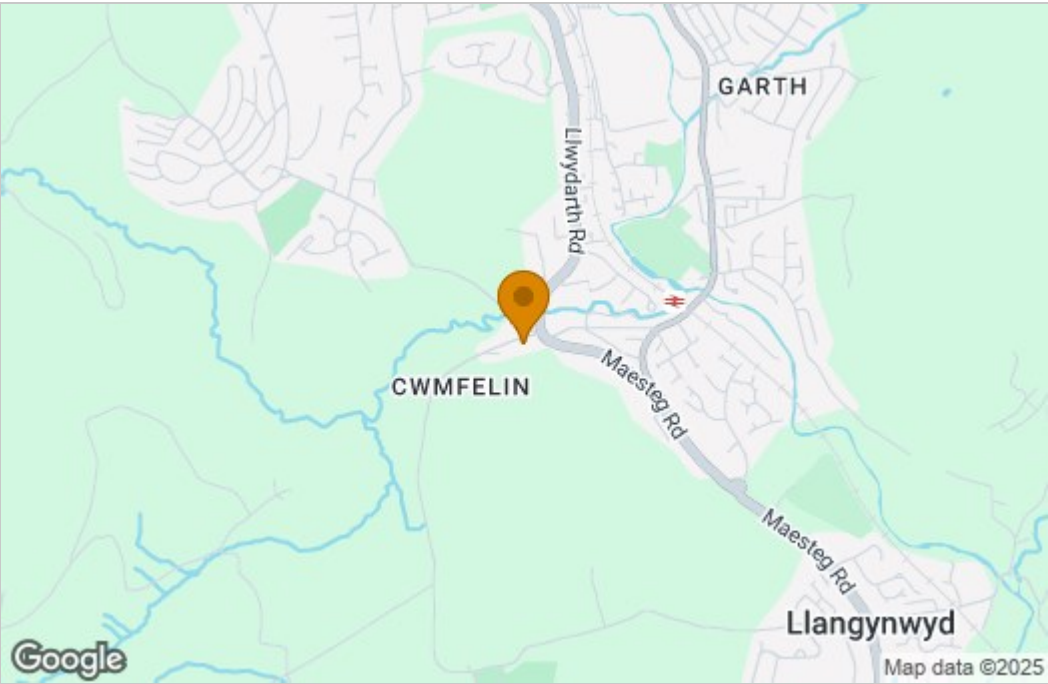


An enclosed, south facing rear garden which has an area laid to concrete, then steps leading up to further tiers of the garden which are laid with decking and lawn, bordered with block walls and wood panelled fencing, views of the valley and beyond from the top tier of the garden.

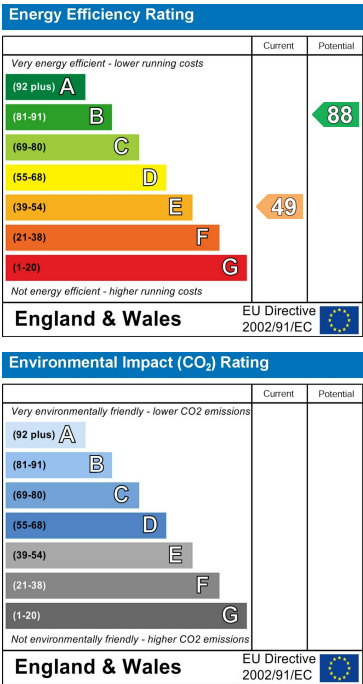
Floor Plan



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