



13 Heol Y Bryn, Maesteg, CF34 9SY
£170,000

Ferriers Estate Agents are delighted to offer for sale this three bedroom, semi-detached property in the popular area of Llangynwyd. Situated within a 15-20 minute drive from Junction 36 of the M4 whilst just a stones throw away from countryside walks, playing fields, public transport links and local amenities. The accommodation briefly comprises:- entrance hallway, two reception rooms and a kitchen to the ground floor. Landing, three bedrooms and a shower room to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, a front garden as well as a generously sized, enclosed rear garden with side access and an outbuilding. This property is being sold with no on-going chain and internal viewing is highly recommended!

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

EPC Rating = D.

Council Tax Band = B.

Ground Floor

Entrance Hallway



Entry via a uPVC double glazed door with an obscured glass matching side panel, papered ceiling, papered walls, fitted carpet, radiator, carpeted staircase leading to the first floor, two doors off:-

Reception Room Two 12'8" x 9'11" (3.88 x 3.03)



Papered ceiling, papered walls with dado rail, fitted carpet, radiator, uPVC double glazed window to the front.

Reception Room One 12'10" x 12'8" (3.92 x 3.87)



Papered and coved ceiling, skimmed walls with dado rail, fitted carpet, radiator, coal effect gas fire, uPVC double glazed window to the rear, door into:-

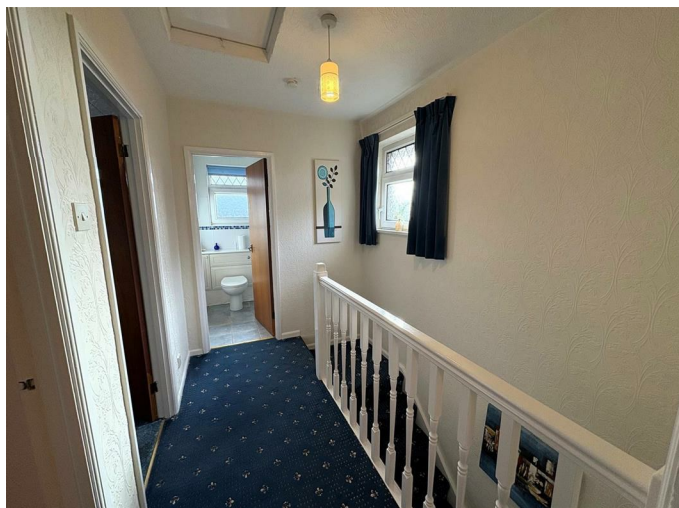
Kitchen 9'3" x 6'3" (2.83 x 1.91)



Tongue & groove and coved ceiling, papered walls, hexagonal tiled flooring, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl ceramic sink/drain, space for a freestanding cooker and a fridge/freezer, space and plumbing for a washing machine, uPVC double glazed window to the rear, door into the outbuilding.

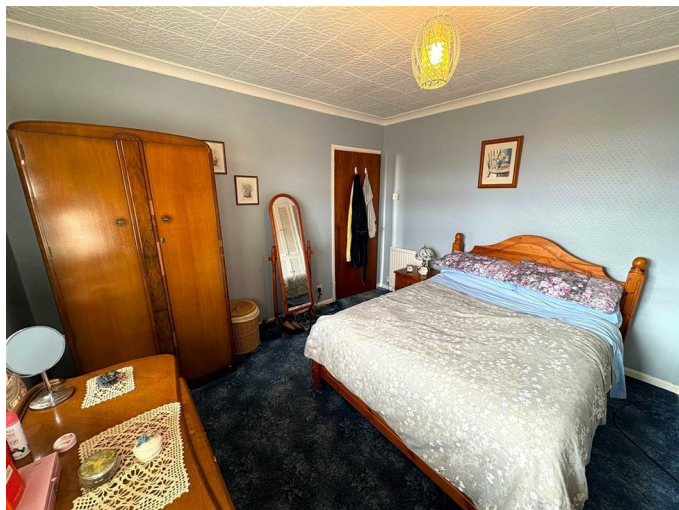
First Floor

Landing



Papered ceiling, papered walls, fitted carpet, uPVC double glazed window with obscured glass to the side, four doors off:-

Bedroom One 12'4" x 11'10" (3.78 x 3.61)



Polystyrene tiled and coved ceiling, papered walls, fitted carpet, radiator, storage cupboard, uPVC double glazed window to the rear.

Bedroom Two 11'1" x 9'7" (3.40 x 2.93)



Papered ceiling, papered walls, fitted carpet, uPVC double glazed window to the front.

Bedroom Three 9'3" x 7'8" (2.83 x 2.35)



Papered ceiling, papered walls, fitted carpet, wall mounted gas boiler, uPVC double glazed window to the front.

Shower Room 6'4" x 5'6" (1.95 x 1.70)



Tongue & groove and coved ceiling, tiled walls, tiled

flooring, chrome heated towel rail, three piece suite comprising a quadrant jet shower, vanity wash hand basin and a low level W.C. with concealed cistern, uPVC double glazed window with obscured glass to the rear.

Outside

Front Garden



Entry via a wrought iron pedestrian gate, garden laid to lawn - potential for a driveway (subject to usual consents), steps leading down to the property entrance, concrete area to the side providing side access into the outbuilding via a uPVC double glazed door, bordered with block walls.

Outbuilding 10'4" x 2'11" (3.15 x 0.90)

Three separate doors - W.C., storage room and the old coal shed, uPVC double glazed door to the front providing access to the side and front of the property, opening into:-

Rear Garden



Garden laid to lawn with mature plants and shrubs and centre pathway, bordered with wood panelled fencing.

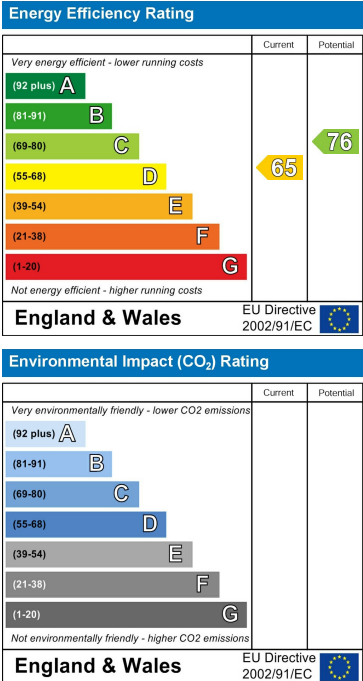
Floor Plan



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.