



## 27 Garnwen Road, Maesteg, CF34 0EY

**£159,995**

Nestled on the charming Garnwen Road in Maesteg, this delightful semi-detached property presents an excellent opportunity for families and first-time buyers alike. Offering easy access to public transport links and within a short walk to Nanttyffyllon Primary School.

The accommodation briefly comprises a porch, hallway, an inviting reception room which serves as a perfect gathering space for family and friends, as well as a large modern kitchen to the ground floor. Landing, family bathroom and three well-proportioned bedrooms, providing ample space for relaxation and personalisation to the first floor. The property further benefits from a recent re-wire, uPVC double glazing, gas central heating via combination boiler, front forecourt, side access and enclosed rear garden.

Tenure = Freehold (TBC by a legal representative)

EPC = D

Council Tax Band = C

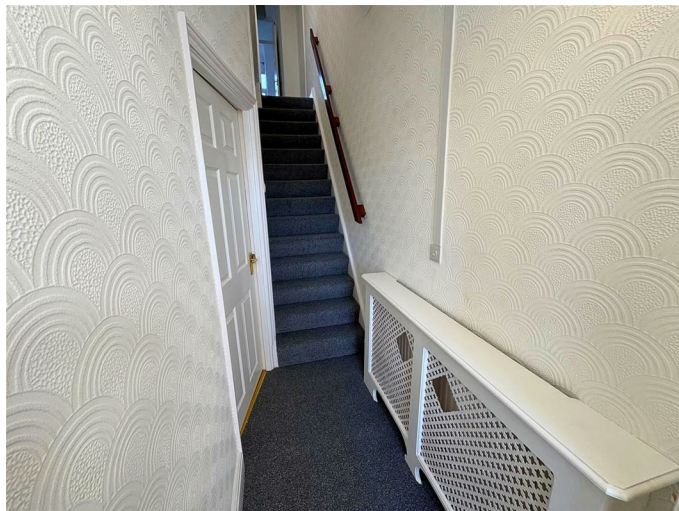


## Ground Floor

### Entrance Porch

Entry via a uPVC double glazed door, skimmed ceiling, wood panelled walls, tile effect vinyl flooring, door into:-

### Hallway



Textured and coved ceiling, papered walls, fitted carpet, radiator, carpeted staircase leading to the first floor, door into:-

### Lounge / Diner 20'9" x 11'11" (6.33 x 3.64)



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, two radiators, coal effect gas fire sitting on a granite back and hearth with wooden mantle over, dual aspect - uPVC double glazed windows to the front and rear, sliding door into:-

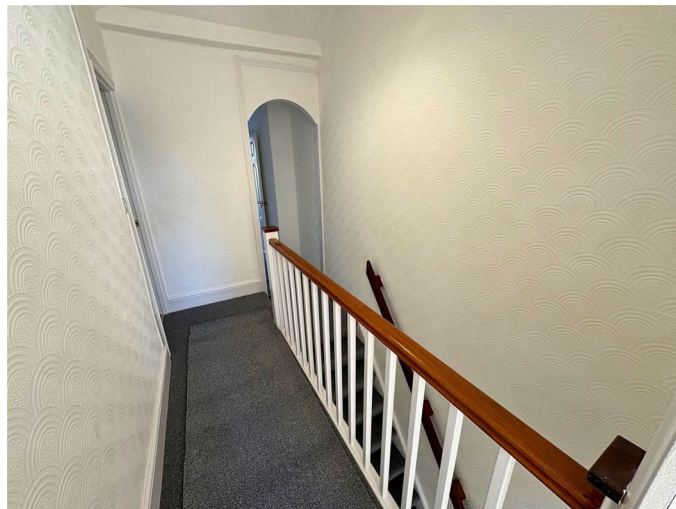
### Kitchen 14'2" x 9'7" (4.34 x 2.93)



Skimmed and coved ceiling, skimmed walls, wood effect vinyl flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainer with mixer tap, integrated appliances include an eye level double oven, induction hob and a chrome chimney style extractor above, space and plumbing for a washing machine and dishwasher, space for a fridge/freezer, under stairs storage cupboard, wall mounted gas combination boiler, dual aspect - uPVC double glazed windows to the side and rear, uPVC double glazed window to the side providing access into the rear garden.

## First Floor

### Landing



Textured and coved ceiling with loft access, papered walls, fitted carpet, airing cupboard, four doors off:-

Bedroom One 15'6" x 10'6" (4.74 x 3.21)



Textured and coved ceiling, skimmed walls, fitted carpet, radiator, two uPVC double glazed windows to the front.

Bedroom Two 11'6" x 9'8" (3.51 x 2.96)



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

Bedroom Three 8'8" x 6'2" (2.66 x 1.88)



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

Bathroom 6'2" x 5'10" (1.89 x 1.78)



Skimmed ceiling, skimmed and tiled walls, vinyl flooring, chrome heated towel rail, three piece suite comprising a panel bath with shower over and glass privacy screen, vanity wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the side.

Outside

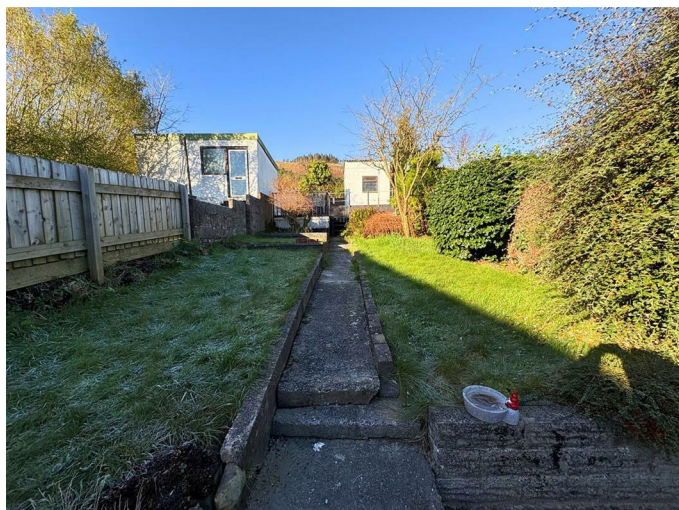


## Front Forecourt



Entry via a wrought iron pedestrian gate, steps leading up to the forecourt and side access into the rear garden, forecourt laid to patio and decorative pea shingle, bordered with block walls, valley views to the front.

## Rear Garden



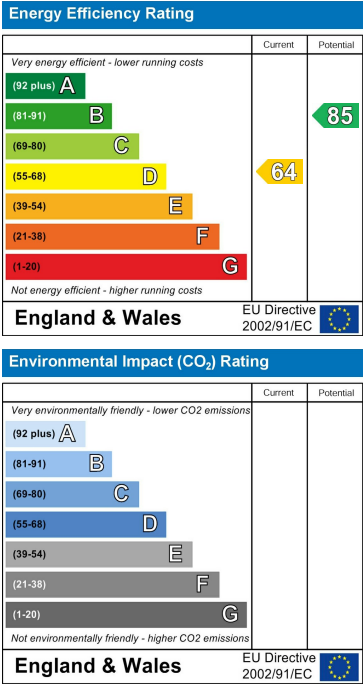
Floor Plan



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.