



49 Garn Road, Maesteg, CF34 9AT

£62,500

We are pleased to offer For Sale this two bedroom end of terraced property in Garn Road Maesteg. Conveniently located for access to local schools, shops and public transport links and within walking distance of Maesteg Town Centre and all amenities. The accommodation briefly comprises a lounge, kitchen, utility room and W.C to the ground floor. Landing, two bedrooms and bathroom to the first floor. The property further benefits from uPVC double glazing, gas central heating via a combination boiler and an enclosed courtyard. This would make an ideal investment or first purchase and is being sold with no on-going chain.

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

EPC Rating = E.

Council Tax Band = A.

Ground Floor

Lounge 18'0" x 12'8" (5.5 x 3.87)



Entry via a uPVC double glazed door. Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, two radiators, two uPVC double glazed window to front and side, carpeted stairs to first floor and door to:

Kitchen 12'1" x 7'6" (3.7 x 2.3)



Skimmed and coved ceiling, skimmed and tiled walls, wood effect vinyl flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drain, integrated oven, hob and extractor, uPVC double glazed window and door to side and door to:

Utility Room 10'2" x 5'6" (3.1 x 1.7)



Skimmed ceiling, skimmed and tiled walls, wood effect vinyl flooring, wall mounted gas combination boiler, radiator, two uPVC double glazed windows to rear, space for washing machine and door to:

W.C 4'11" x 3'7" (1.5 x 1.1)



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

First Floor

Landing

Skimmed ceiling and walls, fitted carpet and three doors off.

Bedroom One 12'5" x 9'6" (3.8 x 2.9)



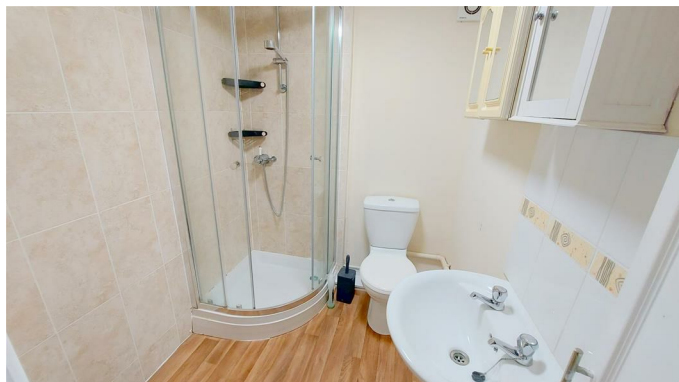
Skimmed ceiling and walls, fitted carpet, radiator and two uPVC double glazed windows to front.

Bedroom Two 13'1" x 6'10" (4.0 x 2.1)



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

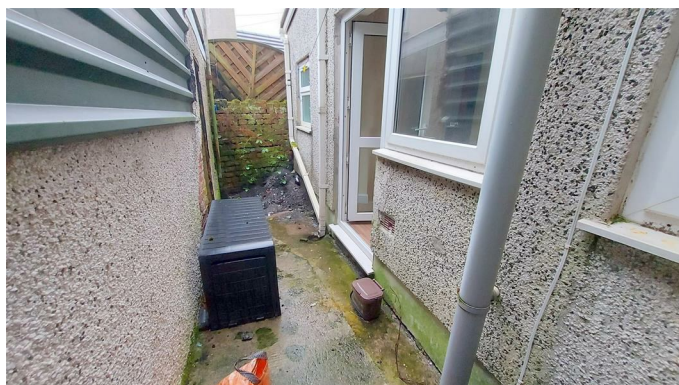
Shower Room 6'2" x 5'2" (1.9 x 1.6)



Skimmed ceiling, skimmed and tiled walls, wood effect vinyl flooring, radiator and a three piece suite comprising a quadrant shower cubicle, low level W.C and pedestal wash hand basin.

Outside

Courtyard

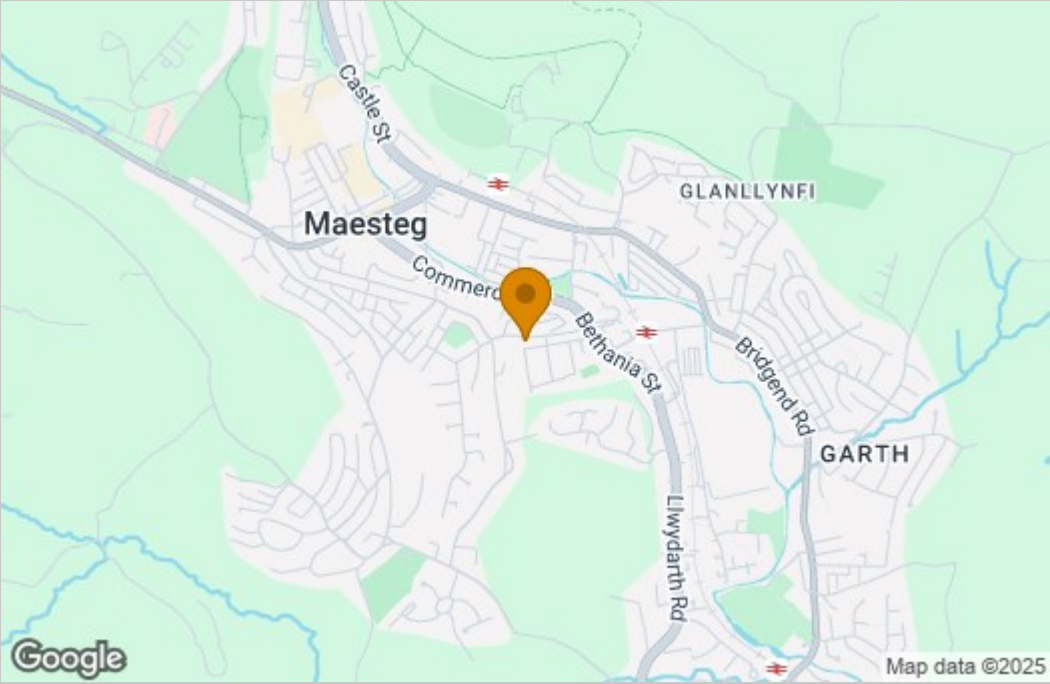


An enclosed area laid to concrete.

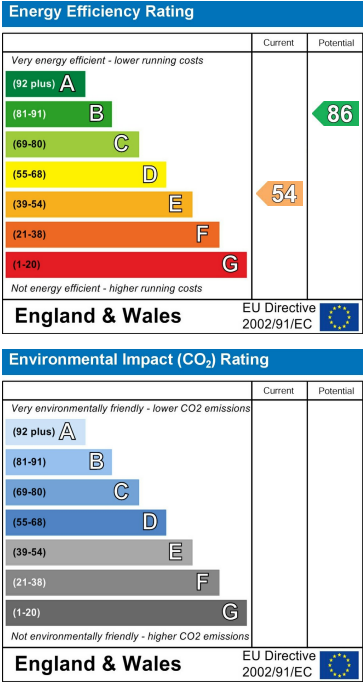
Floor Plan



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.