



91 Llwydarth Road, Maesteg, CF34 9EU

£110,000

Ferriers Estate Agents are pleased to offer this Three Bedroom Semi Detached Property. Close to local schools, and within walking distance of bus and train routes. The Accommodation briefly comprises Reception Room, Kitchen, Family Bathroom and Cloakroom to the Ground Floor. Landing and Three Bedrooms to the First Floor. The Property further benefits from Upvc Double Glazing, Gas Central Heating Via Combination Gas Boiler and Enclosed Front and Rear Gardens.

Tenure = Freehold TBC by a legal representative)

EPC = D

Council Tax Band = B

Ground Floor

Reception Room 22'1" x 13'0" (6.73 x 3.96)



Entry via a uPVC double glazed door, textured and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, coal effect gas fire set on a marble back and hearth, three uPVC double glazed windows to the front, side and rear, carpeted stairs to the first floor, understairs storage cupboard, door into:-

Kitchen 10'6" x 8'1" (3.20 x 2.46)



Papered ceiling, papered and tiled walls, ceramic tiled flooring, uPVC double glazed window to the side, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage, space and plumbing for a washing machine and cooker, door into:-

Inner Hall

Papered ceiling, skimmed walls with dado rail, ceramic tiled flooring, space for a fridge/freezer, uPVC double glazed door to the side providing access into the rear garden, two doors off:-

Family Bathroom 6'8" x 5'4" (2.03 x 1.63)



Skimmed ceiling, tiled walls, tiled flooring, radiator, two piece suite comprising a panel bath with overhead shower and a pedestal wash hand basin, uPVC double glazed window with obscured glass to the rear.

Cloakroom 5'3" x 2'7" (1.60 x 0.79)



Papered ceiling, papered and tiled walls, tiled flooring, radiator, low level W.C., uPVC double glazed window with obscured glass to the rear.

First Floor

Landing

Textured and coved ceiling, papered walls, fitted carpet, three doors off:-

Bedroom One 13'7" x 9'5" (4.14 x 2.87)



Textured and coved ceiling, skimmed walls, fitted carpet, radiator, storage cupboard housing the gas combination boiler, two uPVC double glazed windows to the front.

Bedroom Two 12'2" x 6'8" (3.71 x 2.03)



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

Bedroom Three 8'9" x 6'4" (2.67 x 1.93)



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

Outside

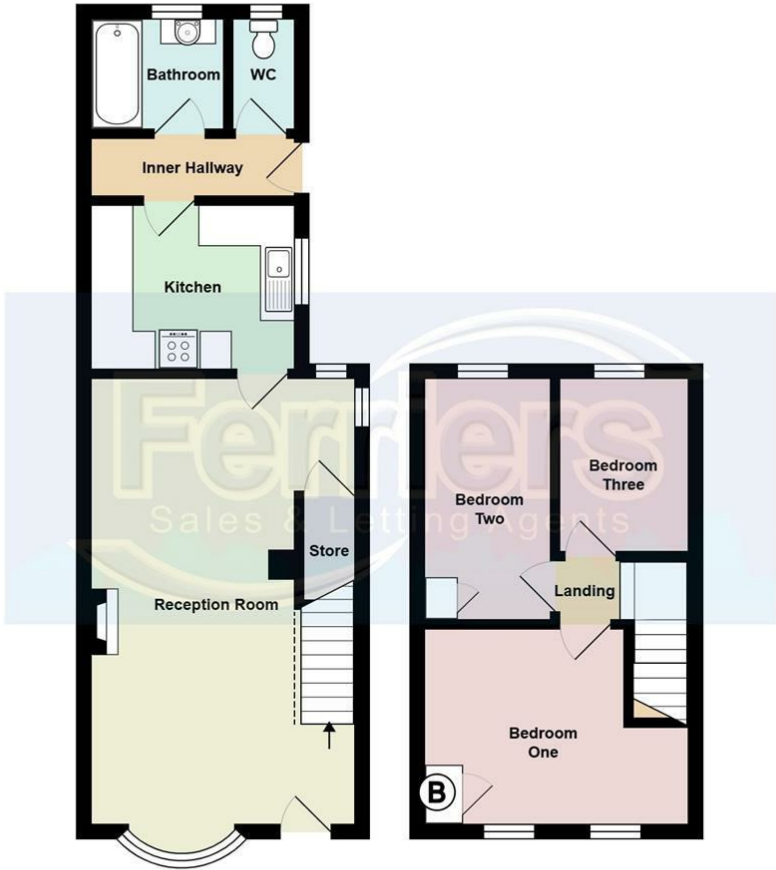
Front Garden

Shared steps leading up to the property entrance and the garden, wrought iron pedestrian gate and a lawned garden with mature plants and shrubs.

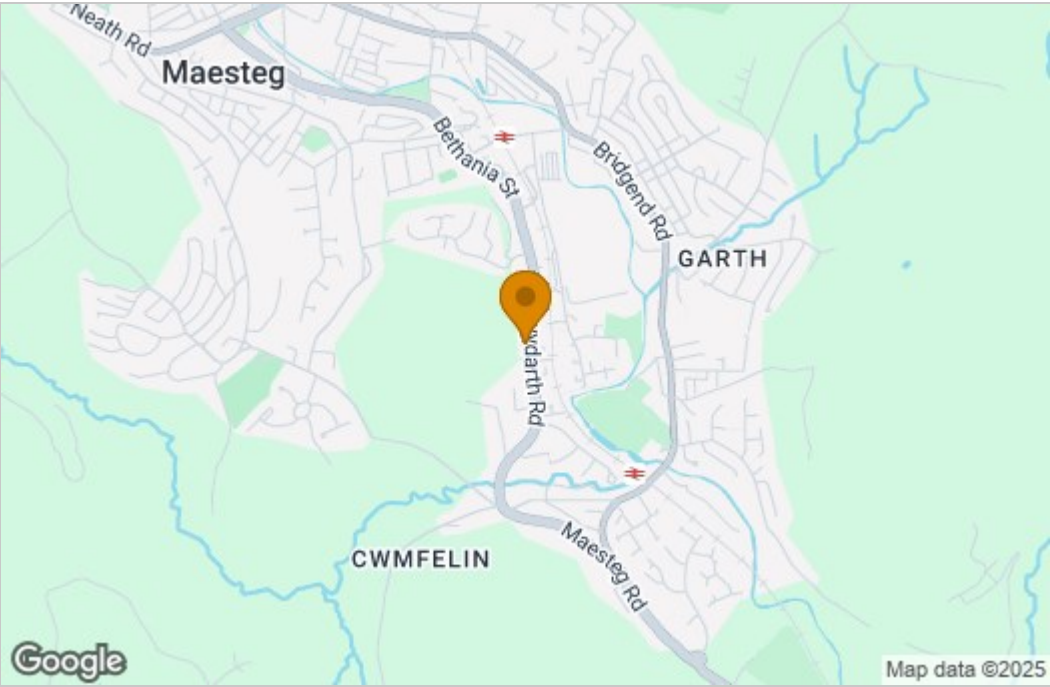
Rear Garden

Steps to a tiered garden made up of mature shrubs and plants as well as concrete with a storage shed, garden is in need of attention.

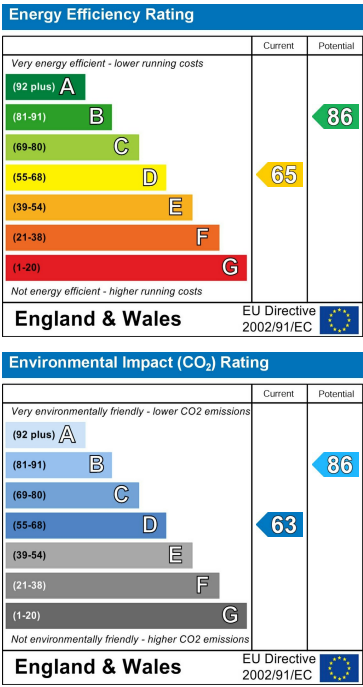
Floor Plan



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.