



16 Zoar Avenue, Maesteg, CF34 9UT

£140,000

Ferriers Estate Agents are pleased to offer for sale this immaculately presented, three bedroom terraced property, situated within walking distance of Maesteg Town Centre and its amenities including supermarkets, leisure facilities and a variety of independent shops. Conveniently located for access to bus and train routes and only a twenty minute drive to J36 of the M4 making this ideal for commuting. The property briefly comprises; hallway, reception room, kitchen/ diner room, shower room to the ground floor. Landing, three bedrooms and an en-suite shower room to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, front courtyard and an enclosed rear garden. This property would make an ideal first time purchase or investment and is being sold with no on-going chain!

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

EPC Rating = D.

Council Tax Band = B.

Ground Floor

Entrance Hall

Entry via a uPVC double glazed door, skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, carpeted stairs to the first floor, door into:-

Reception Room 22'0" x 12'11" (6.73 x 3.94)



Skimmed ceiling, skimmed walls, fitted carpet, two radiators, feature fireplace, under stairs storage cupboard, uPVC double glazed box window to the front, double doors into:-

Kitchen / Diner 14'2" x 14'2" (4.33 x 4.32)



Skimmed ceiling with roof light, skimmed walls with tiled splashbacks, wood effect laminate flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainers with mixer tap, integrated oven and four ring gas hob with a chrome chimney style extractor above, space and plumbing for a washing machine, space for a fridge/freezer, ample space for a dining table, uPVC double glazed window to the rear, uPVC double glazed door to the rear, door into:-

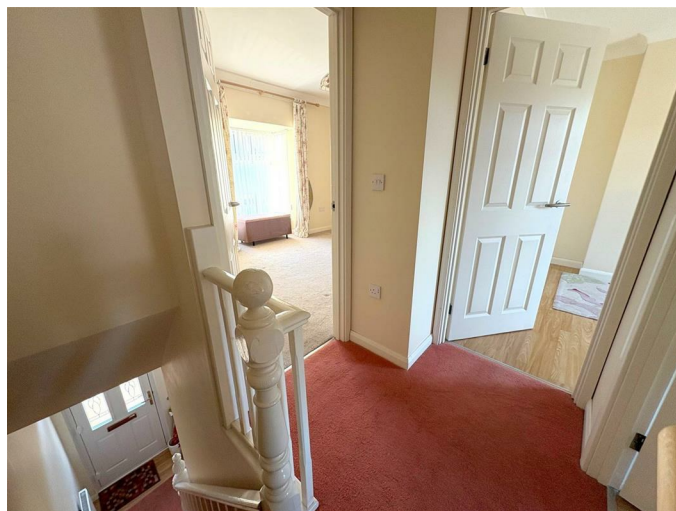
Shower Room 7'8" x 5'8" (2.35 x 1.74)



Skimmed ceiling, skimmed and PVC panelled walls, wood effect laminate flooring, radiator, three piece suite comprising a double shower cubicle, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

First Floor

Landing



Skimmed ceiling with loft access, skimmed walls, fitted carpet, three doors off:-

Bedroom One 10'10" x 10'7" (3.31 x 3.25)



Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator, built-in storage / wardrobe space, uPVC double glazed box window to the front, door into:-

En-suite Shower Room 5'6" x 3'8" (1.69 x 1.13)



Skimmed ceiling with spotlights, tiled walls, tiled flooring, radiator, three piece suite comprising a corner shower cubicle, corner wash hand basin and a low level W.C.

Bedroom Two 11'0" x 8'7" (3.37 x 2.63)



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the rear.

Bedroom Three 7'10" x 7'1" (2.39 x 2.16)



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the rear.

Outside

Front Forecourt



Entry via a wrought iron pedestrian gate, forecourt laid to patio, bordered with dwarf block walls and wrought iron railings.

Rear Courtyard



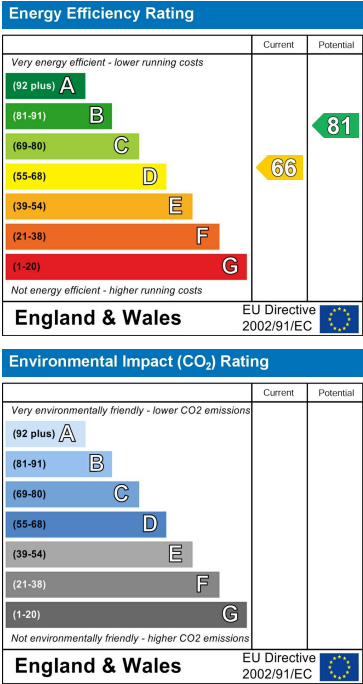
Courtyard laid to patio, storage shed, bordered with block wall and wood panelled fencing.

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.