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6 Nant Y Derwen
Nantyffyllon, Maesteg, CF34 0TA

£185,000

6 Nant Y Derwen

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- Three Bedroom, Semi-Detached Property
- Conservatory
- Larger than Average, Enclosed Rear Garden
- One Reception Room
- G/F Cloakroom & F/F Bathroom
- Ideal First Time Purchase
- Kitchen / Diner
- Off-Road Parking for up to 3 Cars
- Sold with No On-Going Chain!

Ground Floor

Entrance Hallway

Cloakroom

6'2" x 2'11" (1.9 x 0.9)

Lounge

14'9" x 12'1" (4.5 x 3.7)

Kitchen

15'5" x 8'6" (4.7 x 2.6)

Conservatory

10'2" x 9'6" (3.1 x 2.9)

First Floor

Landing

Bathroom

6'6" x 5'6" (2.0 x 1.7)

Bedroom One

13'9" x 8'6" (4.2 x 2.6)

Bedroom Two

9'10" x 8'6" (3.0 x 2.6)

Bedroom Three

6'6" x 6'6" (2.0 x 2.0)

Outside

Front Garden & Driveway

Rear Garden



Directions



Floor Plan



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			88
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	