

Payton
Jewell
Caines



Picton Street, Maesteg, Bridgend. CF34 0HL

£254,000

PJC PAYTON
JEWELL
CAINES

Picton Street, Maesteg, Bridgend. CF34 0HL

Well presented three bedroom detached house situated in Nantylffyllon, Maesteg. The property briefly comprises entrance hall, a modern fitted kitchen/diner, lounge, dining room, study/playroom, family bathroom, EN SUITE to master bedroom, downstairs w.c. and enclosed and private rear garden. Viewing recommended.

£254,000

- Well presented three bedroom detached house
- Modern fitted kitchen
- Family bathroom, en suite and w.c.
- Enclosed and private rear garden
- Viewing highly recommended
- EPC - D / Council tax -



DESCRIPTION

Introducing this well presented three bedroom detached house situated in Nantyffyllon, Maesteg. The property briefly comprises entrance hall, a modern fitted kitchen/diner, lounge, dining room, study/playroom, family bathroom, EN SUITE to master bedroom, downstairs w.c. and enclosed and private rear garden. Viewing recommended.

The property is located in Nantyffyllon which is a residential village within the Llynfi Valley near Maesteg, with access to supermarkets, primary and secondary schools, leisure facilities, train station, bus routes and good road links to the A4063. Viewing highly recommended to appreciate all this property has to offer.



For more photos please see www.pjchomes.co.uk

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Awaiting Floorplans

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