



## Mill View Estate, offers over £180,000

- Detached Bungalow
- Attractive Views
- Three Bedrooms
- Front & Rear Garden
- Garage & Driveway
- EPC Rating: E



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## About the property

A well presented three bedroom, detached bungalow for sale situated within the popular, sought after area of Mill View Estate, Maesteg. The property benefits from beautiful views, a driveway, garage, front and rear garden and a spacious lounge. Ideal investment. Internal viewings highly recommended.

## Accommodation

### Entrance Porch

Upvc door with obscured glass panel to front, laminate flooring, opening to kitchen and door to lounge.

### Lounge

17' 6" min narrowing to x 11' 8" ( 5.33m min narrowing to x 3.56m )

Upvc bay windows to front, laminate flooring, doors to kitchen and inner hallway.

### Kitchen

16' 3" max narrowing to x 8' 6" max ( 4.95m max narrowing to x 2.59m )

Fitted with a matching range of wall and base units with worktop space over, integrated cooker, oven and hob, stainless steel sink with mixer tap and built in cupboard housing the boiler. Laminate flooring and tiled splashback. window to side and door to utility area,





### Utility Room

11' 2" narrowing to x 5' 2" ( 3.40m narrowing to x 1.57m )

Fitted with base units with worktop space over, space for washing machine and fridge freezer. Tiled flooring, upvc window to side and upvc door to rear.

### Inner Hallway

Laminate flooring, access to attic, doors to all three bedrooms and shower room.

### Bedroom One

10' min narrowing to x 8' 9" ( 3.05m min narrowing to x 2.67m )

Laminate flooring and upvc window to rear.

### Bedroom Two

12' narrowing to x 8' 4" max ( 3.66m narrowing to x 2.54m )

Laminate flooring, fitted wardrobes and upvc window to rear.

### Bedroom Three

7' 3" narrowing to x 8' 9" ( 2.21m narrowing to x 2.67m )

Laminate flooring and x2 upvc windows to side.

### Shower Room

Fitted with a three piece suite comprising of a w.c, wash hand basin and walk in, electric shower. Vinyl flooring and tiled walls. Upvc window with obscured glass to side,

### Front

Double gates to front accessing a brick paved driveway and garden area. Access into garage and side entrance.

### Rear

Generous size patio area, steps leading to raised lawn area. Door into garage.

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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