

# Duffrynmadog, £190,000

- Rear Garage
- Conservatory
- No On Going Chain
- Council Tax Band C
- Three Bedroom Semi Detached
- EPC Rating: D







01656 736136 maesteg@peteralan.co.uk



## About the property

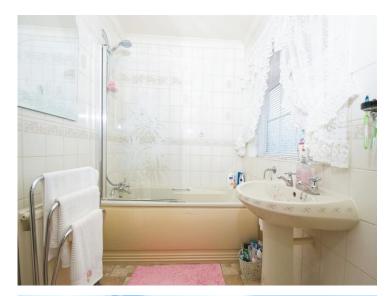
Located just a stone's throw away from Maesteg town centre and conveniently situated near local bus routes, this charming three-bedroom semidetached property offers a delightful living space.The home is beautifully presented, showcasing modern design and comfort. Close proximity to the town centre.













### Accommodation

#### Entrance

Entry via a uPVC double glazed door with matching side glass panel. P, fitted carpet, radiator, carpeted stairs to first floor, under stairs storage and two doors off.

#### Lounge

11' 8" max x 14' 10" ( 3.56m max x 4.52m ) fitted carpet uPVC double glazed bay window to front. Electric fir and surround to feature wall

#### **Dining Area**

10' 9" x 10' (  $3.28m\ x\ 3.05m$  ) Following in from lounge fitted carpet, double sliding doors leading to conservatory

#### Conservatory

8' 5" x 9' 5" ( 2.57m x 2.87m ) Laid with tiled floor, wrap around view of the garden

#### Kitchen

9' 9" x 10' 9" ( 2.97m x 3.28m )

Fitted with a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainer, space for free standing electric cooker and washing machine, Glass panel door leading to hallway.

#### Landing

Loft access, fitted carpet, storage cupboard storing boiler

#### **Bedroom One**

15' 7" x 10' 9" (  $4.75m\ x\ 3.28m$  ) Double room situated to the front of the property with beautiful views.

#### **Bedroom Two**

11' 8" x 11' 9" ( 3.56m x 3.58m ) Laid with fitted carpet to the rear

#### **Bedroom Three**

11' 5" x 8' 2" ( 3.48m x 2.49m ) To the front to the property

#### Bathroom

Three peace bathroom suite consisting of bath with over head shower wc and wash hand basin

#### Outside

To the front elevation of the property you have steps leading to the property. Along with decorative stone area and flower beds. To the rear of the property you have lawn area steps leading to rear garage and storage 01656 736136 maesteg@peteralan.co.uk



### 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.

### **Important Information**

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 IGN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

