



## Heol-y-Llwyni, offers over £170,000

- Ideal Family Home
- 3 Bedroom Semi Detached
- Close to Local Amenties
- Well Presented
- Council tax B
- EPC Rating: C



 3  1  1



## About the property

A well-presented, spacious three bedroom, semi-detached property for sale with no on-going chain. Benefiting from, a front and rear garden, large main reception room with log burner, and two out-buildings for storage. Ideal family home situated within the popular location of Garth, Maesteg with schools, shops and public transport links all within close proximity. Internally the property comprises of a generous entrance hall, a large lounge/dining room and a kitchen, down stairs cloakroom to the ground floor. To the first floor there are three bedrooms one of which features an original fireplace and a modern family bathroom suite. Externally there is a front and rear garden with side. The front and rear garden is laid to lawn. Internal viewings come highly recommended. To arrange an appointment please call Peter Alan Maesteg on 01656 736136 or book online 24/7 at [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Lounge/Dining Room

11' 6" x 21' 10" ( 3.51m x 6.65m )

### Kitchen

9' 2" x 11' 3" ( 2.79m x 3.43m )

### Bedroom 1

11' 7" x 12' 2" ( 3.53m x 3.71m )

### Bedroom 2

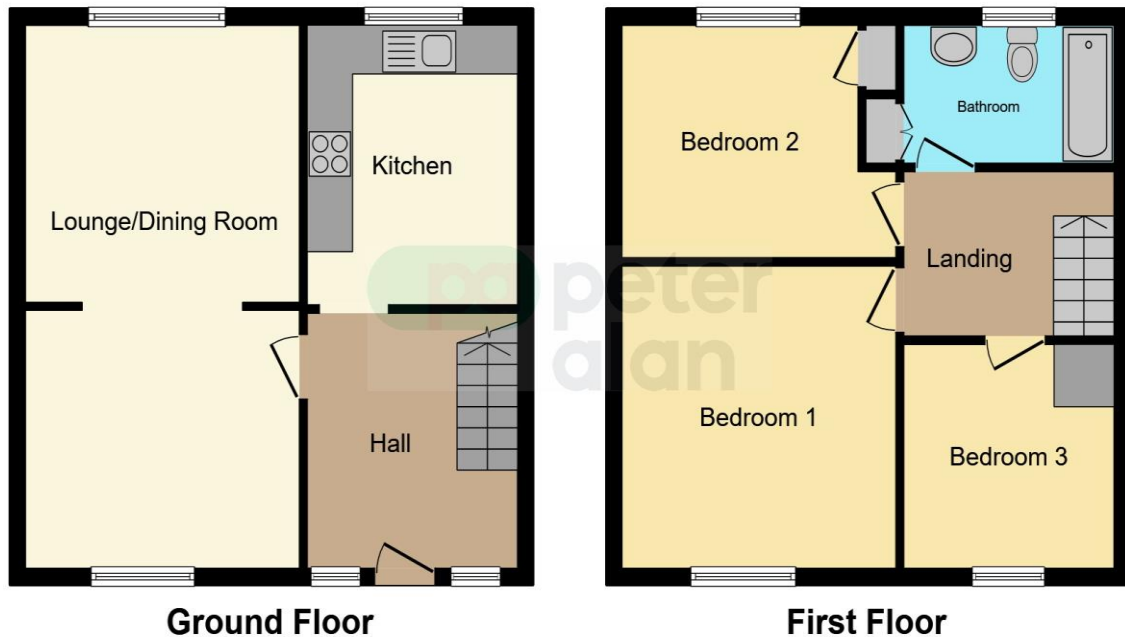
10' 4" x 9' 5" ( 3.15m x 2.87m )

### Bedroom 3

8' 7" x 9' 5" ( 2.62m x 2.87m )



## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

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