



## South Avenue, £140,000

- council tax band A
- Spacious Property
- Off Street Parking
- Potential To Add Your Own Stamp
- No Going Chain
- Renovated Throughout
- New Electrics, Flooring Throughout & Radiators
- EPC Rating: D



 3  1  1



## About the property

A charming 3 bedroom semi-detached property nestled in the picturesque village of Cymmer which offers easy access to Maesteg, M4 corridor, shops and amenities. In our opinion the property would make an ideal first time home. Viewing is highly recommended on this property, please call 01656 736136.

## Accommodation

### Lounge

25' 2" x 10' 5" ( 7.67m x 3.17m )

### Bedroom 1

13' 7" x 10' 8" ( 4.14m x 3.25m )

### Bedroom 2

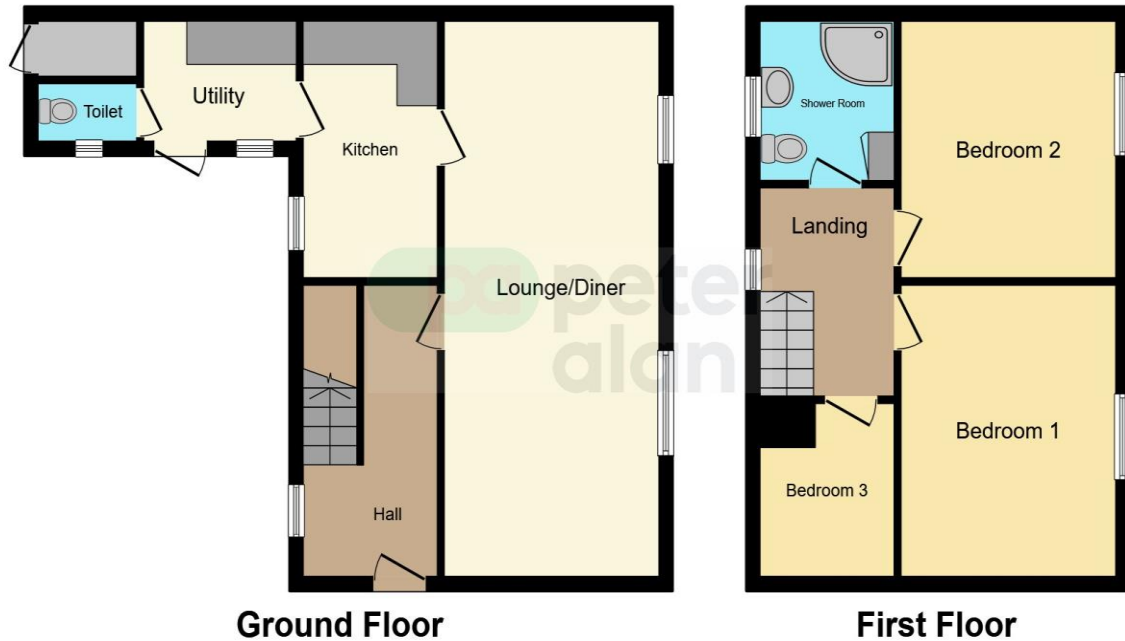
10' 8" x 11' 8" ( 3.25m x 3.56m )

### Bedroom 3

6' 6" x 7' 2" ( 1.98m x 2.18m )



## 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)

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