



**pa** peter  
alan

## Dan Y Bryn

**£120,000**

- Three Bedrooms
- Driveway Parking
- Close Proximity to local amenities
- Ideal for First Time Buyers or Families alike
- EPC Rating: C



 3  1  1

**pa** peter  
alan

01656 736136  
maesteg@peteralan.co.uk



## About the property

This neutrally decorated three-bedroom terraced house in the sought-after Caerau area of Maesteg offers spacious family living, convenient access to local amenities and public transport, and proximity to parks and green spaces, making it ideal for families, first-time buyers, or investors.

- Three Bedrooms
- Driveway Parking
- Close Proximity to local amenities
- Ideal for First Time Buyers of Families alike





## Accommodation

This terraced house is for sale in the Caerau area of Maesteg and offers three bedrooms—two double rooms, including a master bedroom, and one single bedroom. The property is neutrally decorated throughout. The main reception room benefits from natural light, creating a comfortable space for family living. The house features one kitchen with natural light and a bathroom equipped with built-in storage.

Situated in a sought after location, this property is well suited to families, first time buyers, and investors. The area offers several local amenities, nearby schools, and convenient access to public transport links. Maesteg railway station is approximately a 10-minute drive, providing regular services to Cardiff and Bridgend, with Cardiff reachable in under an hour and Bridgend in around 20 minutes.

Outdoor enthusiasts can enjoy the green spaces and nearby parks such as Caerau Park, along with local walking and cycling routes. The surrounding area is known for its historical features, adding character to the neighbourhood. Residents benefit from available parking at the property, making commuting straightforward. The property's location

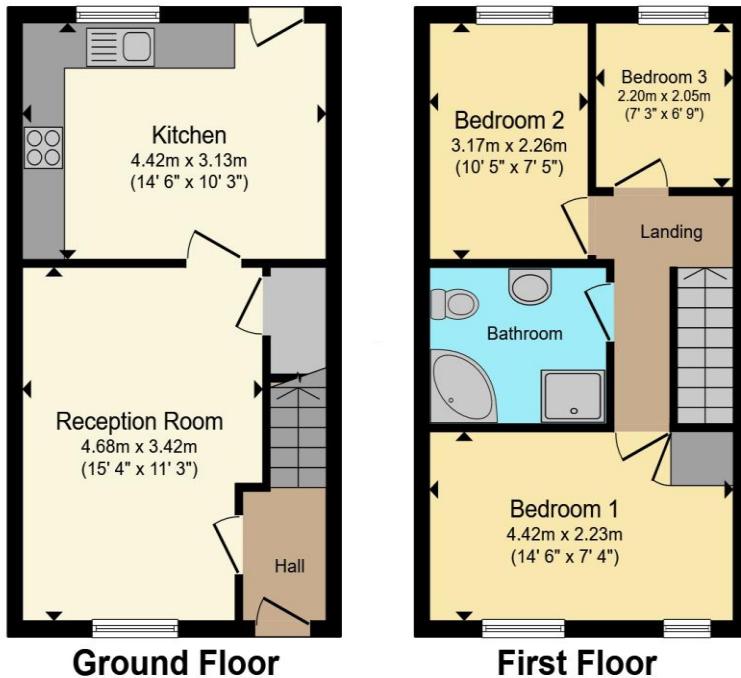
places the local high street, cafés, and daily conveniences within a short distance.

01656 736136

maesteg@peteralan.co.uk

pa peter  
alan

## Floorplan



Total floor area 68.3 m<sup>2</sup> (736 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

pa peter  
alan

## 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 fittings 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 1GN. 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

The Property  
Ombudsman

naea | propertymark  
PROTECTED