



11 Nant Y Ffyrlling, Maesteg, CF34 0BU

£265,000

Nestled in the popular area of Nantyffyllon, Maesteg, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat.

The accommodation briefly comprises a spacious hallway that provides access to all rooms, which include two bedrooms, ensuite bathroom, separate shower room and open plan lounge and Kitchen/Diner. The layout of the bungalow ensures a practical flow throughout, making it easy to navigate and enjoy the living spaces. The property further benefits from uPVC double glazing, gas central heating via combination boiler, off road parking and enclosed rear garden.

Set in a tranquil location, this bungalow benefits from the serene surroundings of Nantyffyllon, providing a peaceful lifestyle while still being within reach of local amenities and transport links. The area is known for its friendly community and picturesque landscapes, making it an attractive place to call home.

Whether you are a first-time buyer or seeking a downsized home, this property is sure to meet your needs. Do not miss the chance to make this lovely bungalow your own.

Tenure = Freehold (TBC by a legal representative)

EPC = B

Council Tax Band = C

Entrance Hall



Entry via a composite door with matching side panel. Skimmed ceiling and walls, wood effect laminate flooring, radiator and four doors off.

Kitchen Diner / Lounge Area 27'6" x 11'9" (8.4 x 3.6)

A light and airy space with triple aspect windows to front, side and rear as well as uPVC double glazed French doors to side.

Lounge



Skimmed ceiling and walls, wood effect laminate flooring, radiator, uPVC double glazed window to front, purpose built media wall with integrated contemporary electric fireplace and LED lighting, open to:

Kitchen/Diner



Skimmed ceiling and walls, wood effect laminate flooring, radiator, wall mounted gas combination boiler enclosed in a cupboard, uPVC double glazed window to rear, uPVC double glazed window and

French doors to side, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl composite sink/drain, integrated appliances to include ceramic hob, eye level oven, microwave and washer/dryer, space for fridge freezer and slimline dishwasher.

Master Bedroom 13'1" x 11'1" (4.0 x 3.4)



Skimmed ceiling with loft access, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to rear and door to:

Ensuite 7'2" x 5'6" (2.2 x 1.7)



Skimmed ceiling, skimmed and tiled walls, wood effect laminate flooring, radiator, uPVC double glazed window with obscured glass to rear, a three piece suite comprising a panel bath with shower over and privacy screen, low level W.C. and wall mounted wash hand basin.

Bedroom Two 9'10" x 9'10" (3.0 x 3.0)



Skimmed ceiling and walls, wood effect laminate flooring, radiator and uPVC double glazed window to front.

Shower Room 6'6" x 4'11" (2.0 x 1.5)



Skimmed ceiling, skimmed and tiled walls, wood effect laminate flooring, towel rail radiator, a three piece suite comprising a double shower cubicle, low level W.C. and wall mounted wash hand basin.

OUTSIDE

Front Garden



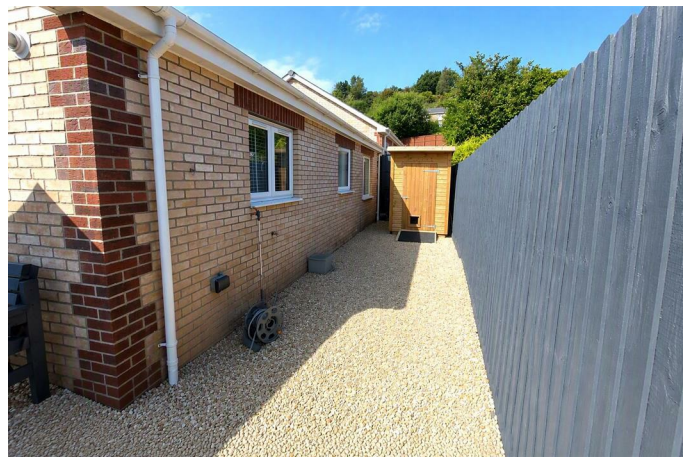
Area laid with decorative bark with a selection of plants and shrubs, off road parking for two vehicles, pedestrian gate offering access to side garden.

Side garden



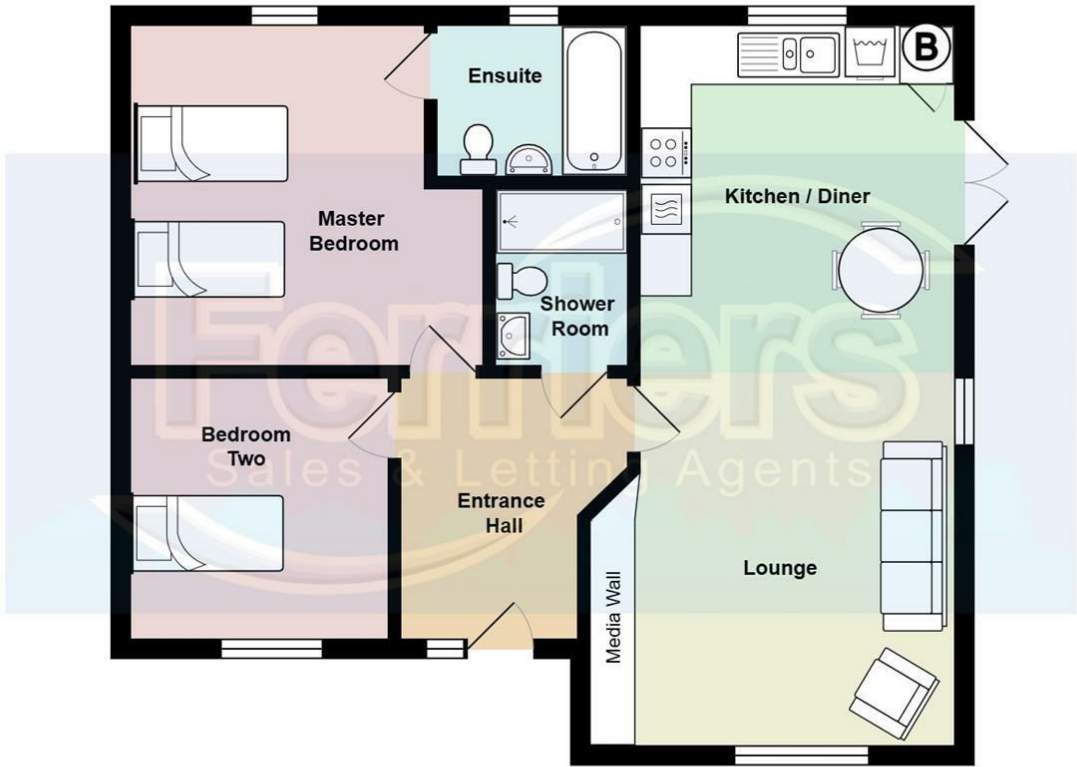
Area laid with decorative pea shingle, further area laid to artificial turf, bordered with wood panelled fencing.

Rear Garden

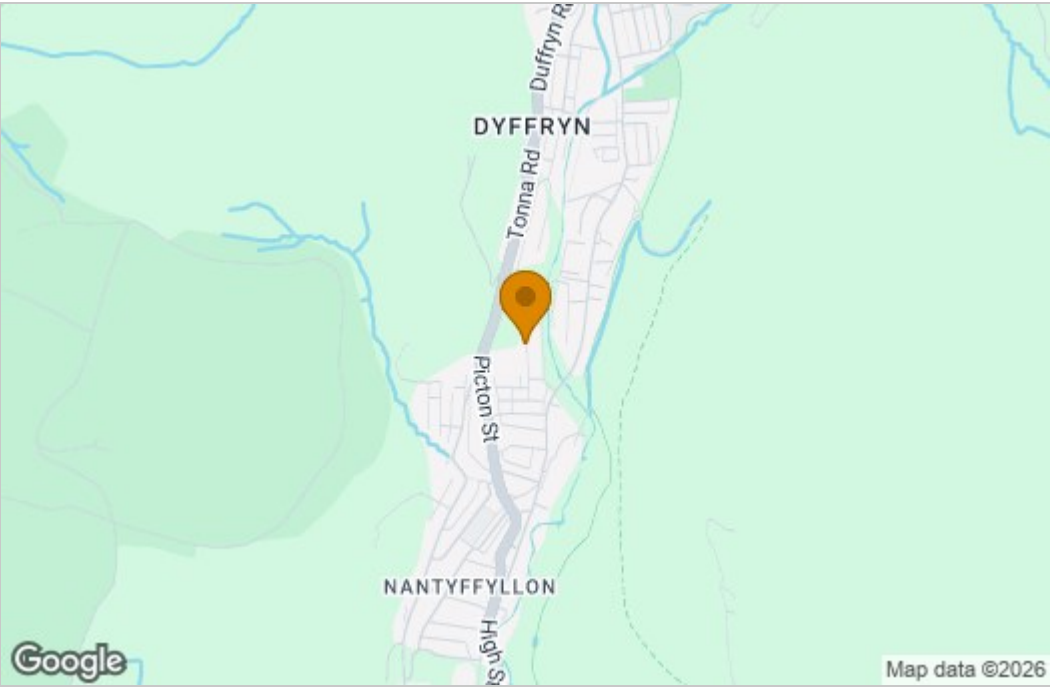


Area laid to decorative pea shingle, bordered with wood panelled fencing.

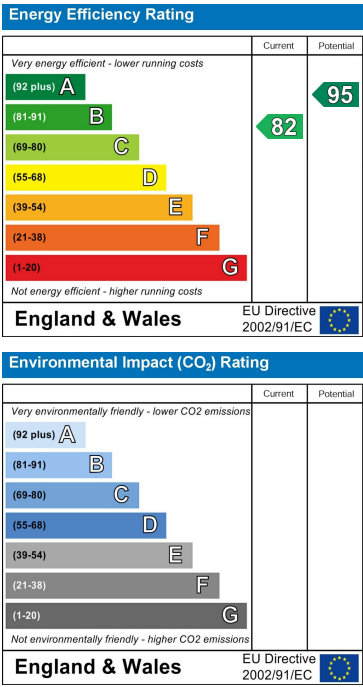
Floor Plan



Area Map



Energy Efficiency Graph



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