



## 25 Lon-Y-Parc, Maesteg, CF34 0YE

**£75,000**

We are pleased to offer For Sale this three bedroom semi detached property which has most recently been utilised as a childrens nursery. Located in a residential area with public transport links, primary school and local amenities only a short walk away. The accommodation briefly comprises an entrance hall, lounge, dining area, kitchen and W.C to the ground floor. Landing, three bedrooms and bathroom to the first floor. The property further benefits from uPVC double glazing, gas central heating via combination boiler, enclosed front and rear gardens with the added benefit of off road parking for three vehicles to the side.

Tenure = Freehold (TBC by a legal representative)

EPC = C

Council Tax Band = TBC

## Ground Floor

### Entrance Hallway

Entry via uPVC double glazed door. Skimmed ceiling, papered walls, vinyl flooring, uPVC double glazed window to side, carpeted stairs to first floor and two doors off.

### Lounge 14'9" x 10'9" (4.5 x 3.3)

Skimmed ceiling, papered walls, vinyl flooring, radiator, uPVC double glazed window to front and open to:

### Dining Room 10'2" x 9'10" (3.1 x 3.0)

Skimmed ceiling, papered walls, vinyl flooring, radiator, uPVC double glazed door to rear, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage and a serving hatch to kitchen.

### Kitchen 9'10" x 7'10" (3.0 x 2.4)

Skimmed ceiling, papered and tiled walls, vinyl flooring, radiator, uPVC double glazed window to rear, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage, integrated oven, hob and overhead extractor, door to:

### W.C. 9'2" x 3'3" (2.8 x 1.0)

Skimmed ceiling, papered walls, vinyl flooring, uPVC double glazed window with obscured glass to side, a low level W.C and wall mounted wash hand basin.

## First Floor

### Landing

Textured ceiling with loft access, papered walls, fitted carpet, storage cupboard housing gas combination boiler, uPVC double glazed window to side and four doors off.

### Bedroom One 11'9" x 8'6" (3.6 x 2.6)

Skimmed ceiling, papered walls, fitted carpet, radiator, uPVC double glazed window to rear.

### Bedroom Two 11'9" x 10'9" (3.6 x 3.3)

Textured ceiling, papered walls, fitted carpet, radiator, uPVC double glazed window to front.

### Bedroom Three 9'2" x 7'10" (2.8 x 2.4)

Skimmed ceiling, papered walls, fitted carpet, radiator, storage cupboard over stairwell, uPVC double glazed window to front.

### Bathroom 8'10" x 5'6" (2.7 x 1.7)

Papered ceiling and walls, vinyl flooring, radiator, uPVC double glazed window with obscured glass to rear, low level W.C and pedestal wash hand basin.

## Outside

### Front Garden

Area laid to patio, bordered with wrought iron

railings, pedestrian gate to side offering access to rear garden and off road parking to side suitable for three vehicles.

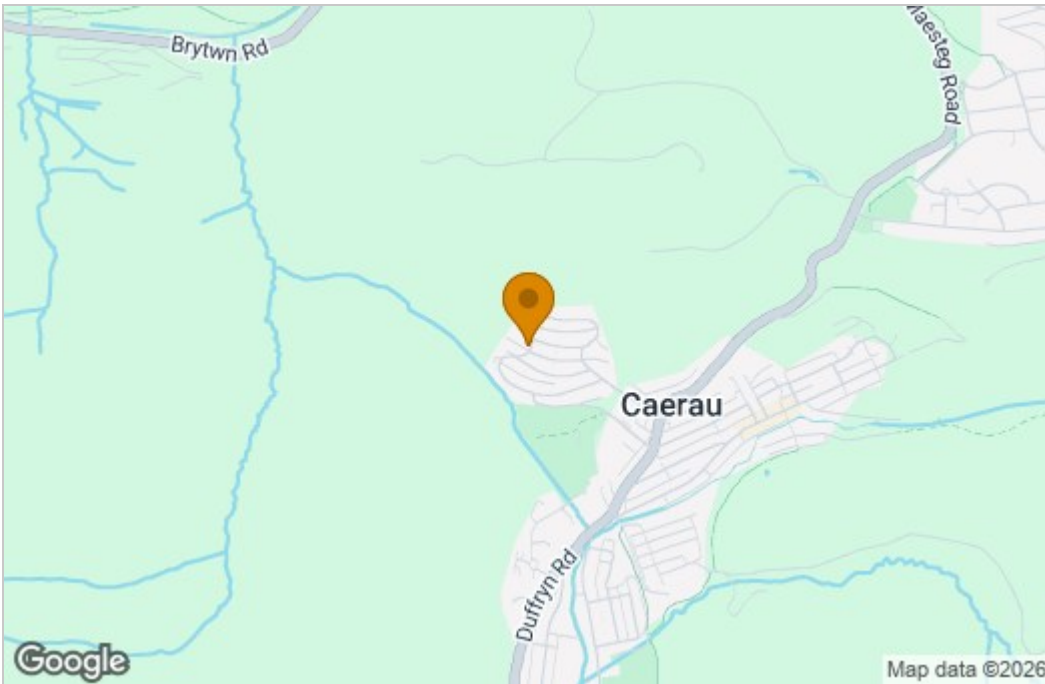
### Rear Garden

Area laid with a soft play surface, further area laid to lawn bordered with secure fencing.

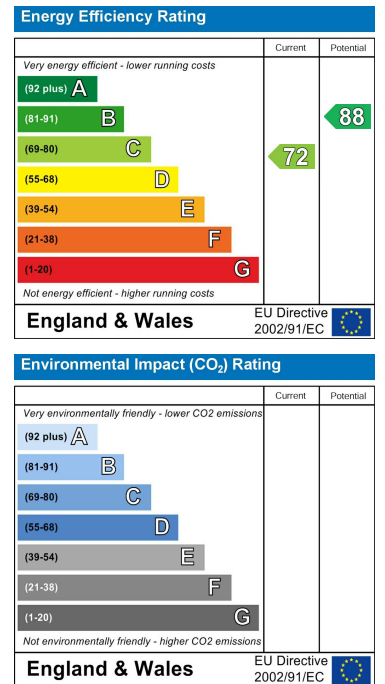
# Floor Plan



# Area Map



# Energy Efficiency Graph



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