







218 Bridgend Road, Maesteg, CF34 0NL

£179,995

Nestled on Bridgend Road in the charming area of Garth, this larger than average semi-detached house presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere. The stand out feature of this property is the expansive rear garden with over 500sq metres of space, ideal for children to play or perfect for anyone looking to create the good life and grow your own vegetables.

Situated in a pleasant neighbourhood, this property benefits from its proximity to local amenities, schools and Garth welfare park and sports facilities, making it a great choice for families. The surrounding area offers a blend of tranquillity and accessibility, allowing for easy commuting and leisure activities.

The accommodation briefly comprises a porch, lounge/diner, kitchen, inner hallway and shower room to the ground floor. Landing and three bedrooms to the first floor and a loft room to the second floor.

The property further benefits from uPVC double glazing, gas central heating via combination boiler and a multi fuel burner.

This semi-detached house has been subject to a partial refurbishment and is ready for you to make it your own. Whether you are looking to invest in your first home or seeking a new place to settle down, this property on Bridgend Road is certainly worth considering. Don't miss the chance to view this charming residence and envision the possibilities it holds for you and your family.

Tenure = Freehold (TBC by a legal representative)

EPC = D

Council Tax Band = C

Ground Floor

Entrance Porch
Entry Via uPVC double glazed door, Skimmed and coved ceiling, skimmed walls, herringbone effect vinyl flooring, glazed door into:

Lounge/Diner 21'3" x 15'8" (6.48 x 4.80)



Skimmed and coved ceiling with centre roses', skimmed walls with a feature wood panelled wall, fitted carpet, carpeted staircase leading to first floor, Multi Fuel Burner on a stone hearth with wooden surround, dual aspect uPVC double glazed windows to front and rear, two radiators, door into:-

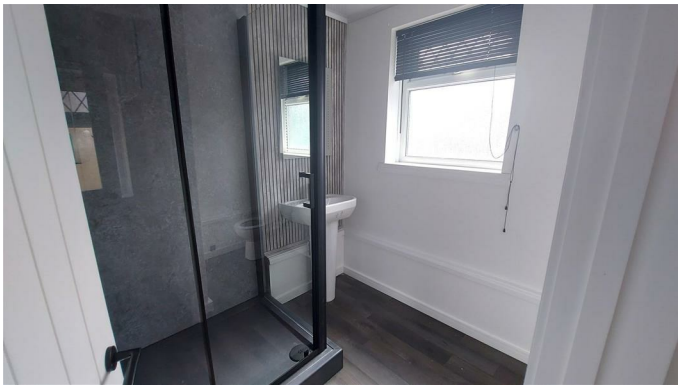
Kitchen 16'2" x 10'0" (4.95 x 3.05)



Skimmed and coved ceiling, skimmed walls with tiled splash back, wood effect vinyl flooring, a range of base and wall mounted units with complementary work surface housing a composite sink/drainer, recess in chimney breast suitable for Range cooker, space for fridge/freezer and washing machine, under stair storage cupboard, uPVC double glazed window and half glass panelled door to side, radiator and plinth heater, door to:

Inner Hallway
Skimmed ceiling, skimmed walls, wood effect vinyl flooring, uPVC double glazed window to side, door into:-

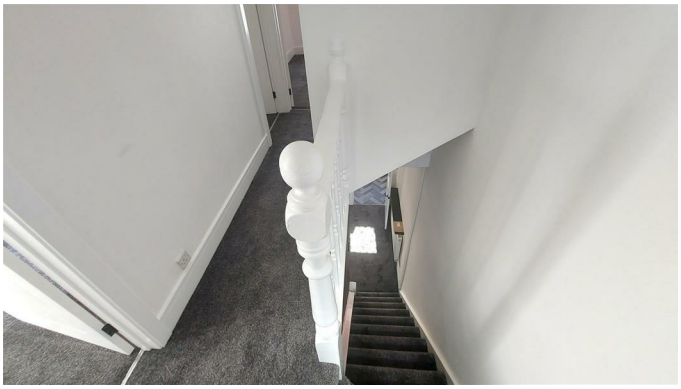
Shower Room 6'11" x 9'1" (2.11 x 2.79)



PVC panelled ceiling, skimmed and PVC panelled walls, vinyl flooring, radiator, a three piece suite comprising a pedestal wash hand basin, low level W.C. and double shower cubicle, two uPVC double glazed windows to rear.

First Floor

Landing



Skimmed and coved ceiling, skimmed walls, fitted carpet, uPVC double glazed window to rear, carpeted staircase leading to loft room and three doors off.

Bedroom One 12'1" x 8'5" (3.7 x 2.59)



Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator and Upvc double glazed window to front.

Bedroom Two 10'5" x 8'11" (3.18 x 2.74)



Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator, storage cupboard housing gas combination boiler and uPVC double glazed window to rear.

Bedroom Three 9'1" x 7'6" (2.77 x 2.3)



Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator and uPVC double glazed window to front.

Second Floor

Loft Room 15'5" x 8'5" (4.70 x 2.59)



Skimmed ceiling and walls, fitted carpet, two pitched roof windows and eaves storage.

Outside

Rear Garden



A vast garden with an area laid with original stone slabs, wooden gate leading to front of property, stone storage shed with power and lighting, steps down to patio area, wooden shed, two areas laid with artificial turf, further area laid to lawn with mature fruit trees, glasshouse, bordered with block wall and wood panelled fencing. Ideal garden for keen gardener, with ample space for allotment.

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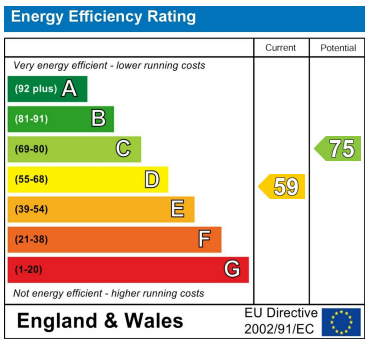
Floor Plan

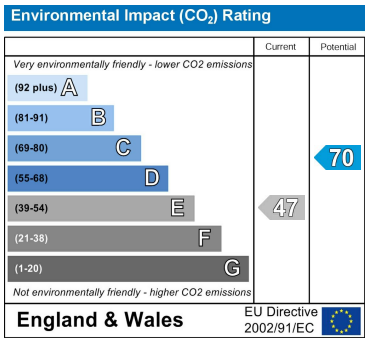


Area Map



Energy Efficiency Graph





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