







9 Cwm-Du Street, Maesteg, CF34 0NR

£150,000

Situated on Cwm-Du Street, Maesteg, this well presented terraced home offers generously proportioned accommodation, a low-maintenance rear garden and plenty of potential for a first-time buyer, young family or investor.

The property is entered via a welcoming hallway which leads through to the spacious main living accommodation. Two adjoining reception areas provide excellent flexibility for separate living and dining spaces, with the open connection between the rooms creating a bright and sociable feel.

To the rear is a fitted kitchen offering a good range of wall and base units, ample worktop space, integrated oven and hob, and room for additional appliances. The ground-floor accommodation is completed by a generously sized family bathroom fitted with a three-piece suite and shower over the bath.

Upstairs, the property provides well proportioned bedroom accommodation, with the rooms benefiting from plenty of natural light.

Outside, the enclosed rear garden has been designed with ease of maintenance in mind, combining artificial lawn, decorative gravel and paved pathways to create a practical outdoor space ideal for seating and entertaining.

Conveniently positioned for access to Maesteg town and local amenities, this is a spacious and versatile home offered for sale with no ongoing chain, making early viewing highly recommended.

Tenure = Freehold (to be confirmed by a legal representative).
EPC Rating = D.
Council Tax Band = B.

Ground Floor

Entrance Porch
Entry via a uPVC double glazed door, skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, door into:-

Hallway



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, carpeted staircase leading to the first floor, door into:-

Reception Room One 11'6" x 12'0" (3.51 x 3.66)



Skimmed and coved ceiling, skimmed walls with papered feature wall, fitted carpet, radiator, door into the dining room, opening into:-

Reception Room Two 11'10" x 9'1" (3.62 x 2.78)



Skimmed and coved ceiling, skimmed walls with papered feature wall, fitted carpet, radiator, uPVC double glazed window to the front.

Dining Room 8'7" x 10'0" (2.62 x 3.07)



Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator, under stairs storage cupboard, door into the bathroom, opening into:-

Kitchen 6'6" x 10'8" (2 x 3.27)



Skimmed ceiling, skimmed walls with tiled splashbacks, tiled flooring, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainer, integrated oven and hob, uPVC double glazed window to the rear, space for a washing machine and fridge/freezer, uPVC double glazed door with obscured glass to the rear providing access into the rear garden.

Bathroom 8'5" x 7'1" (2.59 x 2.18)



Skimmed ceiling, skimmed and tiled walls, tiled flooring, radiator, three piece suite comprising a panel bath with shower over and glass privacy screen, pedestal wash hand basin and a low level W.C., two uPVC double glazed windows with obscured glass to the rear.

First Floor

Landing



Skimmed and coved ceiling with loft access, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the rear, three doors off:-

Bedroom One 7'8" x 11'10" (2.36 x 3.62)



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

Bedroom Two 9'8" x 9'7" (2.96 x 2.93)



Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator, wall mounted gas combination boiler, uPVC double glazed window to the rear.

Bedroom Three 7'2" x 8'8" (2.20 x 2.66)



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

Outside

Rear Garden



An enclosed, low-maintenance garden, attractively arranged with artificial lawn, decorative gravel and paved pathways, providing a pleasant space for outdoor seating and entertaining.

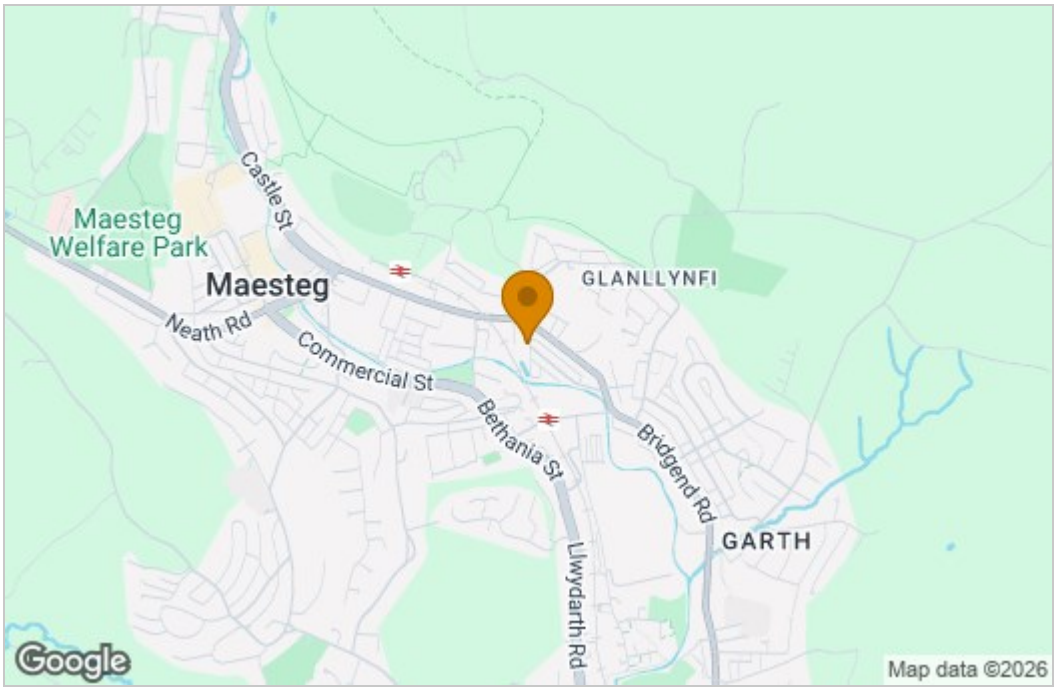
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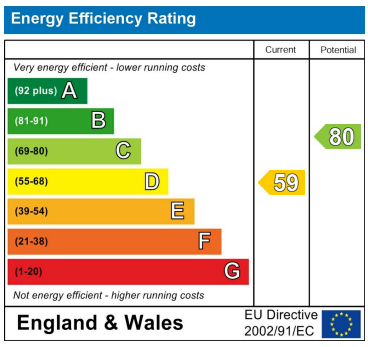
Floor Plan

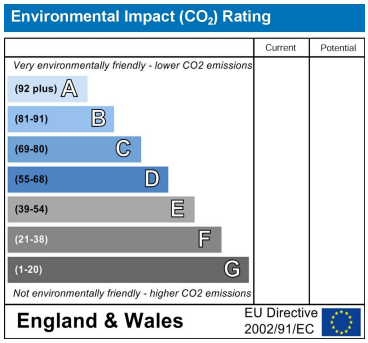


Area Map



Energy Efficiency Graph





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