



15 Lansbury Crescent, Maesteg, CF34 9LY

£140,000

We are pleased to offer for sale this two bedroom semi detached property in a desirable location with a larger than average rear garden and spectacular countryside views to rear. Conveniently located for access to local schools, shops and countryside walks and mountain bike trails.

The accommodation briefly comprises a hallway, lounge, kitchen / diner, sun room and W.C. to the ground floor. Landing, two bedrooms and bathroom to the first floor.

The property further benefits from uPVC double glazing, gas central heating via combination boiler, front forecourt, off road park to side and a large rear garden.

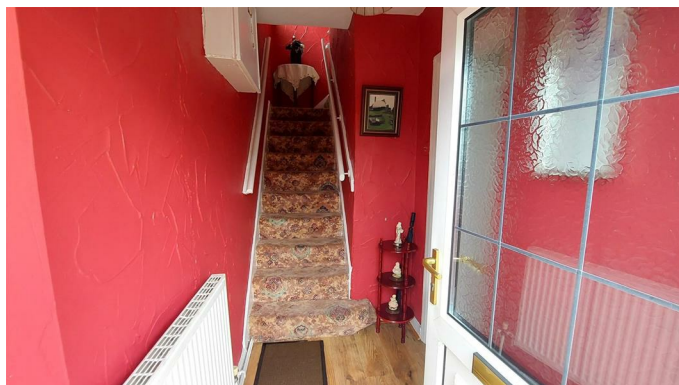
Tenure = Freehold (to be confirmed by a legal representative).

EPC Rating = TBC.

Council Tax Band = A.

GROUND FLOOR

Hallway



Entry via uPVC double glazed door. Textured ceiling and walls, wood effect laminate flooring, radiator, carpeted stairs to first floor and door to:

Lounge 15'5" x 9'10" (4.7 x 3.0)



Skimmed and coved ceiling, skimmed walls with dado rail, wood effect laminate flooring, two radiators, coal effect gas fire set on a marble hearth with mantle offer, uPVC double glazed window to front and double doors to:

Kitchen / Diner 16'4" x 8'2" (5.0 x 2.5)



Papered and tongue and grooved ceiling, skimmed, pvc panelled and tiled walls, tiled flooring, uPVC double glazed window to side, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl sink/drain, integrated oven and hob, space for washing machine and fridge freezer, radiator, space for table and chairs, double doors to:

Sun Room 10'5" x 8'10" (3.2 x 2.7)



Polycarbonate roof, dwarf walls, uPVC double glazed windows to side and rear, tiled flooring, uPVC double glazed French doors to rear, two radiators and door to:

W.C. 6'10" x 3'3" (2.1 x 1.0)

Polycarbonate roof, skimmed walls, tiled flooring, radiator and a two piece suite comprising a low level W.C. and a pedestal wash hand basin.

FIRST FLOOR

Landing

Textured ceiling with loft access, textured walls, fitted carpet, uPVC double glazed window to side and three doors off.

Bedroom One 13'1" x 11'9" (4.0 x 3.6)



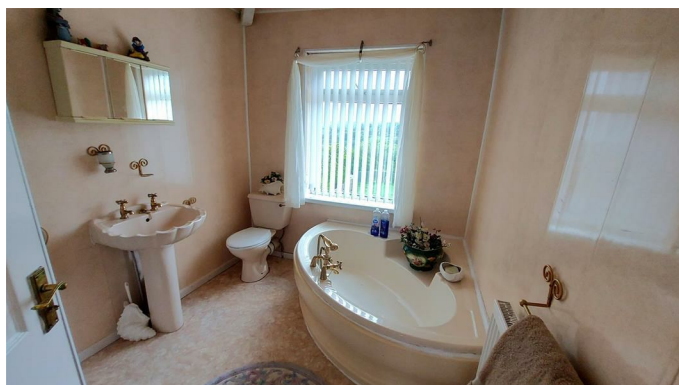
Textured and coved ceiling, skimmed walls, wood effect laminate flooring, two radiators and two uPVC double glazed windows to front.

Bedroom Two 12'1" x 7'6" (3.7 x 2.3)



Textured and coved ceiling, papered walls, wood effect laminate flooring, radiator and storage cupboard housing gas combination boiler.

Bathroom 9'2" x 7'6" (2.8 x 2.3)



Pvc panelled ceiling and walls, vinyl flooring, radiator, uPVC double glazed window with obscured glass to rear, a four piece suite comprising a shower cubicle, corner bath, low level W.C. and pedestal wash hand basin.

OUTSIDE

Front Garden



Area laid with decorative pea shingle, paviour brick driveway to side and wrought iron pedestrian offering access to side garden.

Side Garden



Area laid to patio and access to rear garden.

Rear Garden



Area laid to patio, further expansive area laid to lawn, bordered with wood panelled fencing.

Disclaimer

The information contained within this advertisement is intended as a guide only and does not constitute an offer or contract. While every effort has been made to ensure accuracy, measurements are approximate and provided for indicative purposes only. All marketing content remains the copyright of Ferriers Estate Agents and may not be copied or reproduced without prior written consent. Marketing images are for illustrative purposes. Contents and furnishings are excluded from the sale unless expressly stated otherwise.

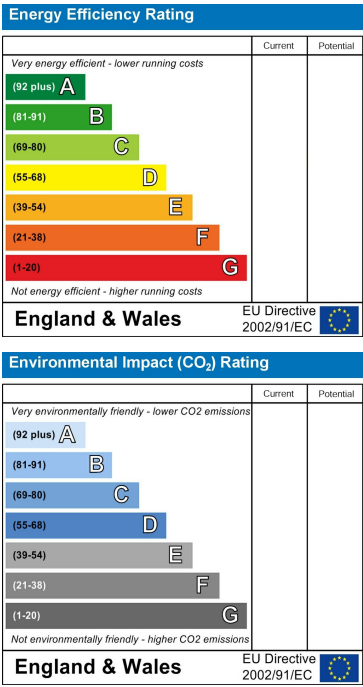
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.