



## 8 Heol Gelli Lenor, Maesteg, CF34 9ND

**£115,000**

Nestled in the charming area of Heol Gelli Lenor, Maesteg, this semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. Maesteg is known for its picturesque surroundings and local amenities, making it a desirable location for those looking to settle down. With good transport links and schools nearby, this property is not only a lovely home but also a smart investment for the future. The accommodation briefly comprises a hallway, lounge, kitchen and dining room to the ground floor. Landing, three bedrooms, bathroom and W.C. to the first floor. The property further benefits from uPVC double glazing, gas central heating via combination boiler and front and rear gardens. In summary, this semi-detached house on Heol Gelli Lenor is a wonderful opportunity for anyone looking to enjoy a comfortable lifestyle in a vibrant area. The property requires refurbishment and is priced accordingly. Don't miss the chance to make this charming property your new home.

N.B. - Property is being sold with all possessions and furniture.

Tenure = Freehold (TBC by a legal representative)

EPC = C

Council Tax Band = A

## Ground Floor

### Hallway

Entry via composite door with two matching side panels. Textured and coved ceiling, papered walls, wood effect laminate flooring, radiator, carpeted stairs to first floor and two doors off.

### Lounge 12'9" x 10'5" (3.9 x 3.2)

Textured and coved ceiling, papered walls, fitted carpet, coal effect gas fire set on a marble hearth with wooden mantle over, radiator and uPVC double glazed window to front.

### Kitchen 11'9" x 7'2" (3.6 x 2.2)

Textured and coved ceiling, papered and tiled walls, vinyl flooring, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage, space for washing machine, cooker, under counter fridge and freezer, uPVC double glazed window and door to rear and door to:

### Dining Room 11'9" x 10'2" (3.6 x 3.1)

Textured and coved ceiling, papered walls, fitted carpet, radiator and uPVC double glazed window to rear.

## First Floor

### Landing

Textured ceiling with loft access, papered walls, fitted carpet, storage cupboard housing a gas combination boiler and five doors off.

### Bedroom One 13'9" x 9'6" (4.2 x 2.9)

Textured ceiling, skimmed walls, fitted carpet and uPVC double glazed window to front.

### Bedroom Two 10'5" x 8'6" (3.2 x 2.6)

Textured ceiling, skimmed walls, fitted carpet and uPVC double glazed window to rear.

### Bedroom Three 9'6" x 7'6" (2.9 x 2.3)

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

### Bathroom 5'2" x 5'6" (1.6 x 1.7)

Textured ceiling and walls, wood effect vinyl flooring, uPVC double glazed window with obscured glass to rear, radiator and a two piece suite comprising a panel bath and pedestal wash hand basin.

### W.C. 5'6" x 2'3" (1.7 x 0.7)

Skimmed ceiling, papered walls, wood effect vinyl flooring, uPVC double glazed window with obscured glass to side and a low level W.C.

## Outside

### Front Garden

Area laid with mature plants and shrubs, steps lead up to front door and side entrance offering access to rear garden.

### Rear Garden

Area laid to concrete. Steps lead up to further areas laid to lawn with a selection of mature plants and shrubs.

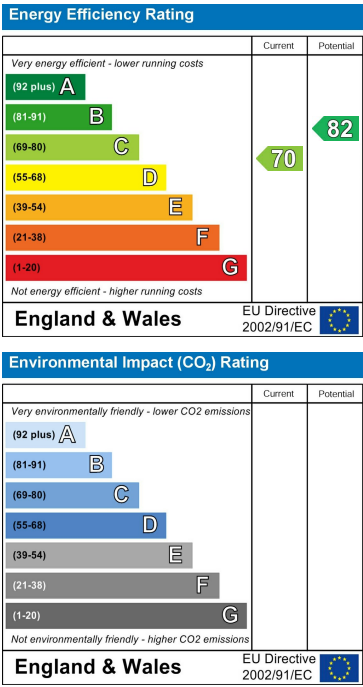
Floor Plan



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.