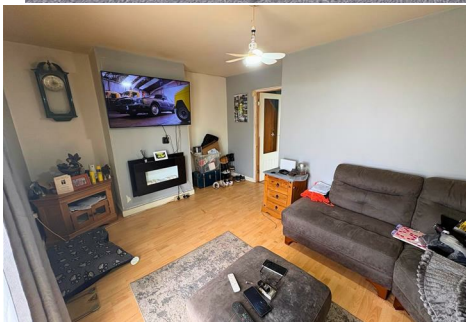




234 Maes-Y-Felin, Bridgend, CF31 1YY

£110,000

Ferriers Estate Agents are pleased to offer for sale, this three bedroom, end-of-terrace property located in the Wildmill area of Bridgend. Maes-Y-Felin offers convenient access to a wide range of local amenities, including shops, cafés and supermarkets. Excellent transport links are nearby, with Wildmill train station providing direct connections to Bridgend & Cardiff, making this an ideal base for commuters.

The accommodation briefly comprises:- entrance hallway, W.C., kitchen / diner and a lounge to the ground floor. Landing, three bedrooms and a shower room to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, an enclosed courtyard to the front entrance and a well maintained, enclosed side/rear garden.

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

EPC Rating = D.

Council Tax Band = A.

Ground Floor

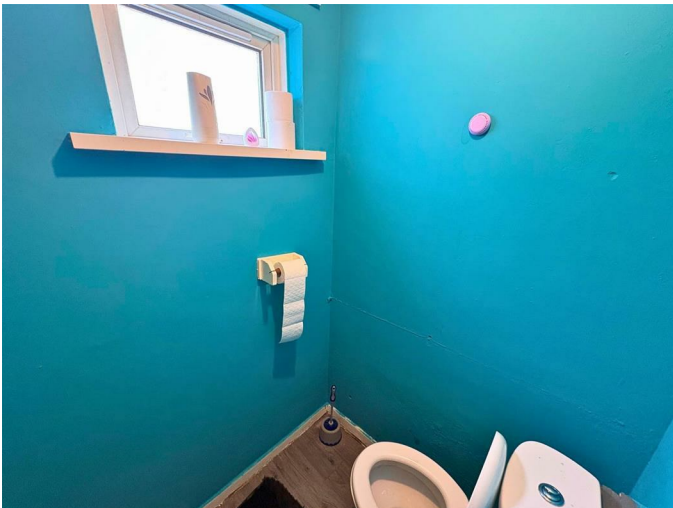
Entrance Hallway



Entry via a uPVC double glazed door, skimmed ceiling, skimmed walls, wood effect laminate flooring, storage cupboard, four doors off:-

Integral Storage Shed

W.C. 4'0" x 4'1" (1.24 x 1.26)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, two piece suite comprising a wall mounted wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the front.

Kitchen / Diner

Dining Area 9'4" x 8'11" (2.86 x 2.74)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the rear.

Kitchen Area 9'3" x 8'0" (2.82 x 2.44)



Skimmed ceiling, skimmed walls with tiled splash backs, wood effect laminate flooring, a range of base and wall units with a complementary work surface housing a stainless steel sink/drainage, space and plumbing for a washing machine, space for a freestanding double oven and a fridge/freezer, uPVC double glazed window to the rear.

Lounge 11'4" x 15'10" (3.47 x 4.83)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed patio doors into:-

Conservatory 9'6" x 8'9" (2.91 x 2.69)



Polycarbonate roof, dwarf block walls, concrete floor, uPVC double glazed windows surrounding, uPVC double glazed door providing access into the side garden.

First Floor

Landing



Skimmed ceiling with loft access, skimmed walls, fitted carpet, airing cupboard housing the gas combination boiler, uPVC double glazed window to the side, four doors off:-

Bedroom One 8'10" x 15'10" (2.70 x 4.84)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the side.

Bedroom Two 9'10" x 9'4" (3.02 x 2.85)

Skimmed ceiling, skimmed walls, radiator, storage cupboard, uPVC double glazed window to the rear.

Bedroom Three 6'4" x 9'4" (1.95 x 2.87)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, storage cupboard, uPVC double glazed window to the rear.

Shower Room 6'0" x 5'5" (1.83 x 1.67)



Skimmed ceiling, PVC panelled walls, vinyl flooring, radiator, three piece suite comprising a quadrant shower cubicle, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the front.

Outside

Front Entrance

Approached via a paved pathway from around the rear of the property past the neighbouring properties.

Side Courtyard

An area laid to concrete - can be utilised as a sitting area and to store garden furniture or would make ideal rubbish storage.

Side & Rear Gardens

An enclosed garden mostly laid to lawn, bordered with wood panelled fencing and has a wooden pedestrian gate as rear/side access.



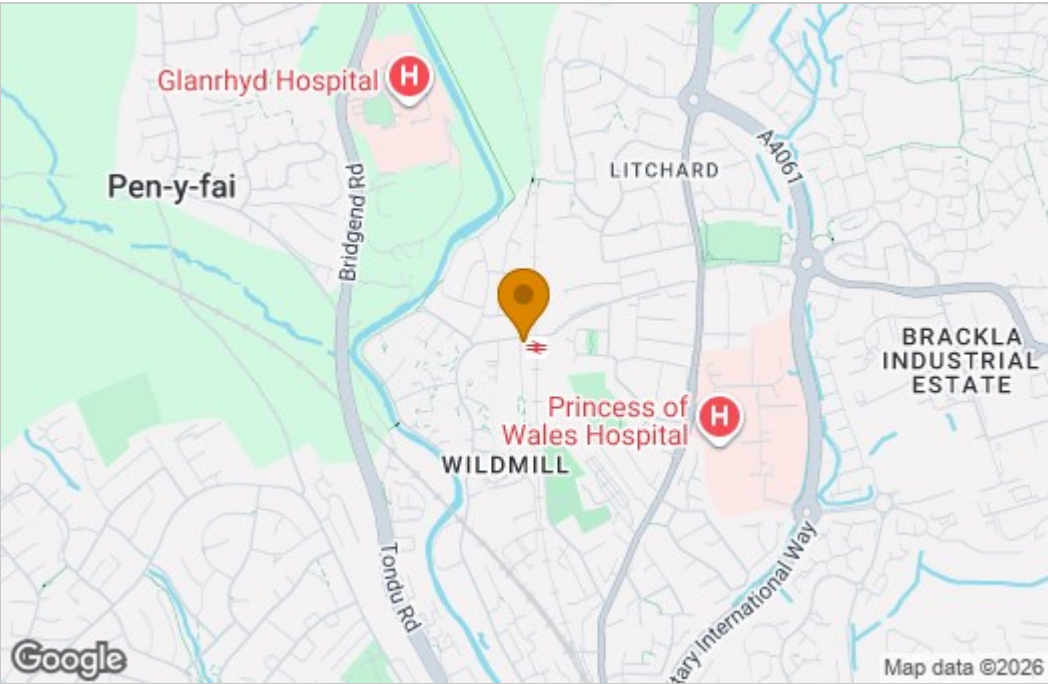
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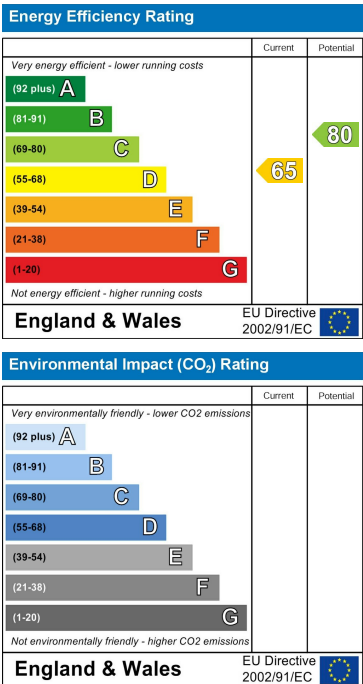
Floor Plan



Area Map



Energy Efficiency Graph



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