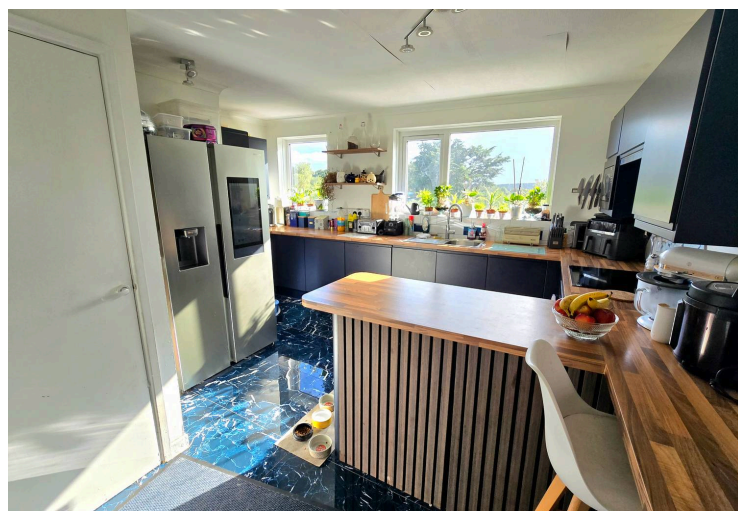
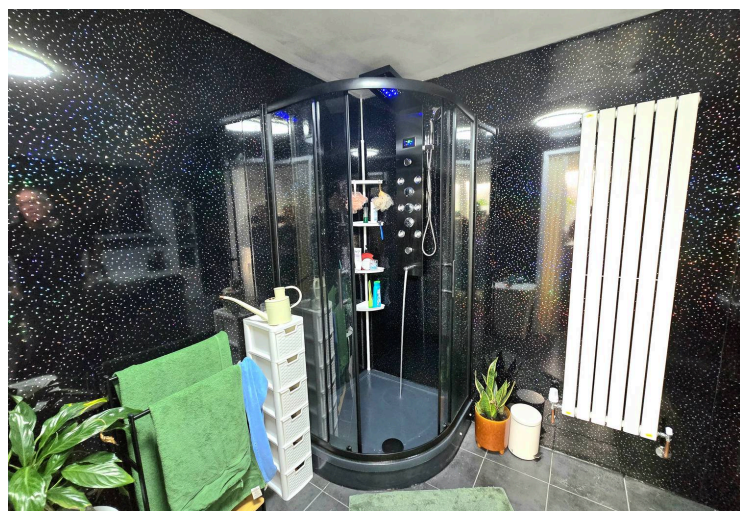




25 Maesteg Road, Tondur

£199,999 Freehold

Beautiful three-bedroom mid-terrace over three levels with open plan living, modern kitchen, utility, garden, and excellent transport links. Close to schools, shops, and nature reserve.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

DanielMatthew
ESTATE AGENTS



Beautiful three-bedroom mid-terrace over three levels with open plan living, modern kitchen, utility, garden, and excellent transport links. Close to schools, shops, and nature reserve.



- Mid Terrace Property Over Three Levels
- Three Bedrooms
- Open Plan Spacious Lounge/Diner
- Recently Renovated Kitchen
- Lower Ground Floor Comprises, Utility Room, Cloakroom & Newly Fitted Shower Room
- Lean-To Giving Access To Enclosed Rear Garden
- Close to M4 Corridor, Ideal For Commuters, Great Public Transport Links
- Close To Local Schools, shops, Cycle Track & Nature Reserve
- Far Reaching Views



Entrance Hallway

Enter via UPVC double glazed obscured door leading into hallway, papered ceiling, plastered walls, laminate flooring, electric consumer unit, door leading into open plan Lounge/Diner.

Open Plan Lounge/Diner

21' 0" x 15' 6" (6.41m x 4.73m)

UPVC double glazed window to front aspect, papered ceiling with coving, plastered walls, laminate flooring, cast iron radiator, column wall mounted radiator, electric freestanding fire and surround to remain, gas meter located within the storage cupboard to front of property, staircase leading to first floor, storage cupboard, large space for dining table and chairs, Integrated Fish tank can either remain but will be empty, or this can be removed and boarded up. Steps leading up to Kitchen.

Kitchen

14' 5" x 11' 6" (4.39m x 3.51m)

Two UPVC double glazed windows to rear aspect, overlooking beautifully established rear garden, papered ceiling with coving, papered walls, tiled splashback, tiled flooring, a newly fitted kitchen purchased from Wren has recently been fitted, comprising a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and boiling water Quooker tap, integrated microwave, dishwasher, electric oven and electric four ring hob, Space for fridge/freezer, Kitchen offers ample storage and a convenient breakfast bar, door leading to steps going down to lower ground floor.

Inner Hallway

UPVC double glazed obscured door leading into Lean-To, plastered ceiling with coving, plastered walls, laminate flooring, door leading into utility room comprising cloakroom and Shower Room, wall mounted column radiator.

Utility Room

5' 9" x 5' 2" (1.75m x 1.57m)

UPVC double glazed obscured window to rear aspect, plastered ceiling, partially papered and tiled walls, vinyl flooring, matching base units with complimentary work surfaces, plumbing for washing machine and space for tumble dryer, doors leading into Cloakroom and Shower Room.

Cloakroom

Plastered ceiling, partially papered and tiled walls, vinyl flooring, two piece suite comprising low level WC and corner floating wash hand basin inset into vanity unit offering storage.

Lean-To

14' 5" x 7' 6" (4.40m x 2.29m)

Wooden built, outdoor electric power & sockets, leading out on to enclosed rear garden.

Landing

Plastered ceiling with coving and loft access which can be used as a versatile space (pull down ladders) plastered walls, fitted carpet, doors leading into all first floor rooms.

Bedroom One

11' 0" x 7' 10" (3.35m x 2.40m)

UPVC double glazed window to front aspect, plastered ceiling with coving, papered walls, fitted carpet, wall mounted column radiator.

Bedroom Two

9' 11" x 9' 4" (3.03m x 2.85m)

UPVC double glazed window to rear aspect, plastered ceiling with coving, papered walls, fitted carpet, wall mounted column radiator, airing cupboard housing combi boiler, door leading into WC.

WC

Plastered ceiling with coving, partially plastered and tiled walls, vinyl flooring, two piece suite comprising low level WC and floating wash hand basin.

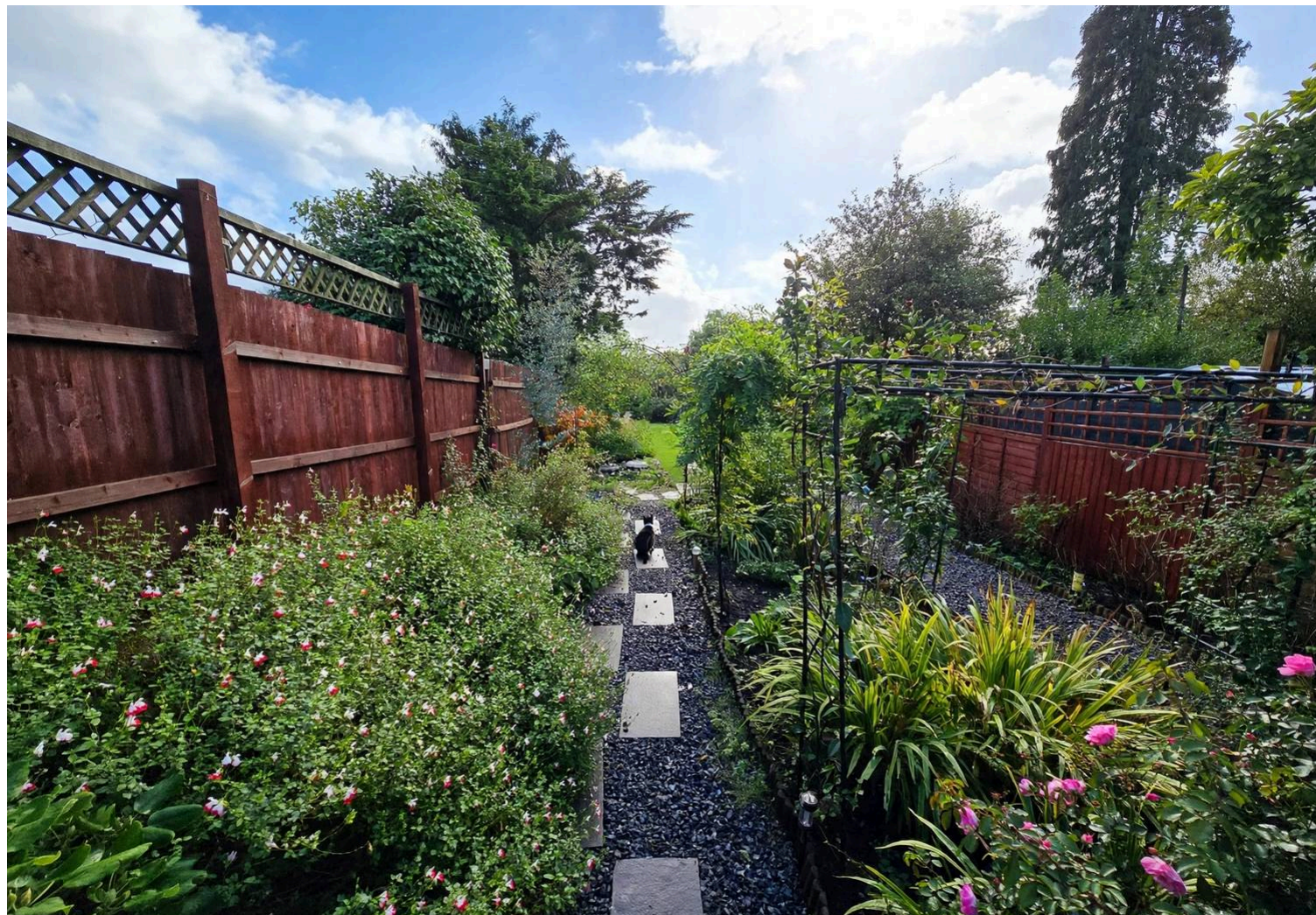
Bedroom Three

7' 8" x 7' 5" (2.33m x 2.25m)

UPVC double glazed window to front aspect, plastered ceiling with coving, papered walls, laminate flooring, wall mounted column radiator.

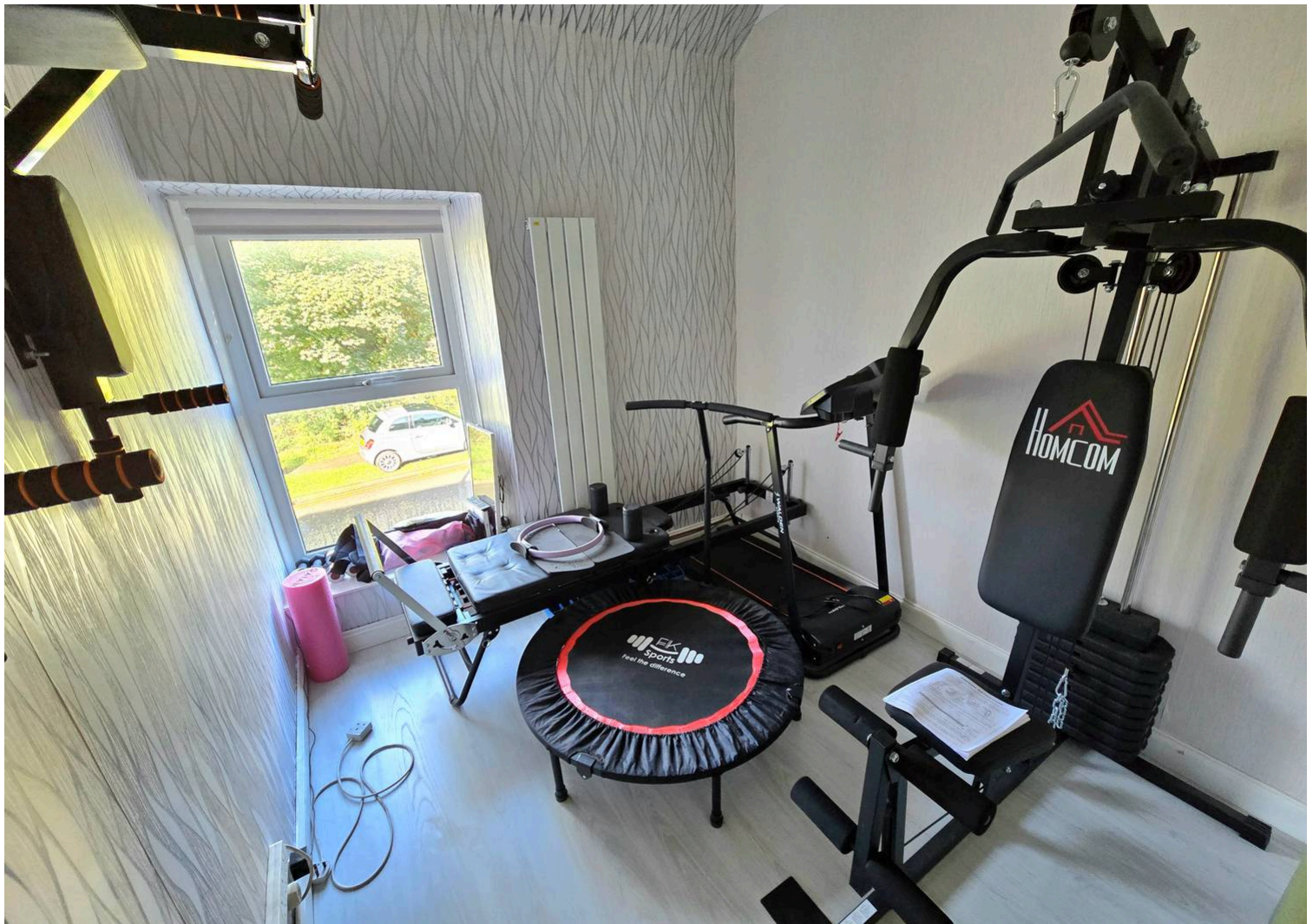
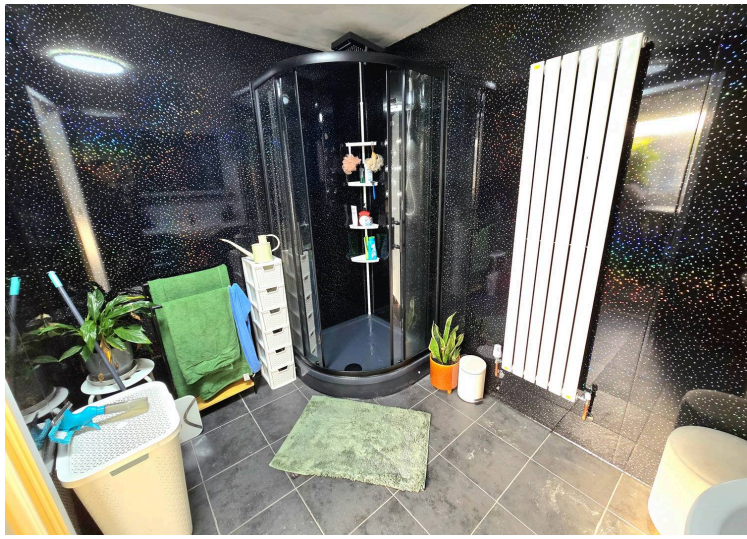
Loft Space

UPVC Velux window to rear aspect, a versatile loft room.

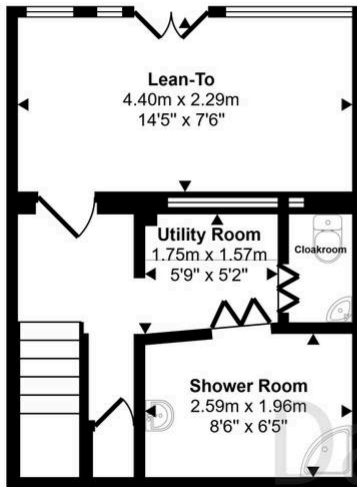


REAR GARDEN

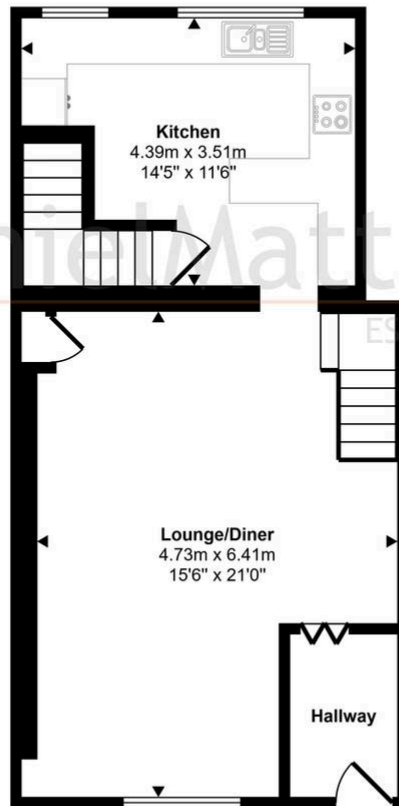
Rear Garden - Large patio area as you enter the property, wooden shed, pergola, perfect for enjoying in the evening, steps leading down into a well established beautiful rear garden with plants & shrubs. Pathway with stone chippings leading to the bottom of the garden which is laid to lawn, fenced boundaries.



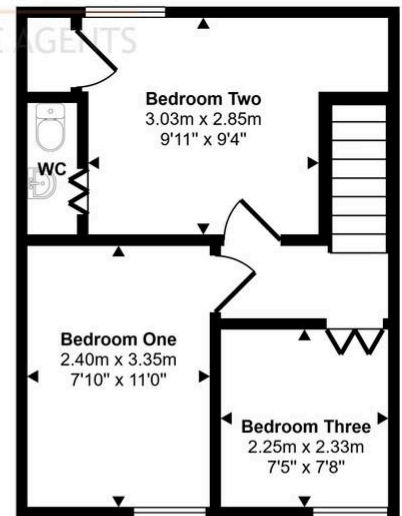
Approx Gross Internal Area
106 sq m / 1139 sq ft



Lower Ground Floor
Approx 26 sq m / 284 sq ft



Ground Floor
Approx 49 sq m / 524 sq ft



First Floor
Approx 31 sq m / 331 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.