



# High Street, Nantylffyllon

## Maesteg

**£130,000**

- Off Road Parking!
- Two Bedrooms and additional loft room!
- Great First-Time Buy or Investment Opportunity!
- Great Location!
- EPC Rating: Awaited



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## Accommodation

For sale this beautifully presented two-bedroom mid-terrace home situated on High Street in Nantylffynon, Maesteg making it an ideal first-time purchase or investment opportunity. The property benefits from a welcoming and well-maintained interior, featuring a spacious and well-appointed kitchen with ample storage and worktop space, perfect for modern family living. To the ground floor there is also a generously sized bathroom, conveniently located and finished to a good standard.

Upstairs, the property offers two comfortable bedrooms, both well proportioned and tastefully decorated. In addition, there is an attic room which provides, useful extra space and versatility, ideal for storage, a home office or hobby room. Externally, the property enjoys a low-maintenance rear garden, perfect for relaxing or entertaining, along with the added benefit of off-road parking to the rear - a valuable feature in this location.

Situated in the popular village of Nantylffynon

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.