



21 Bron-Y-Waun, Maesteg, CF34 0HX

£79,995

Ferriers Estate Agents are pleased to bring to the market this three bedroom, semi-detached property in a cul de sac location in Garth. Conveniently located for access to local schools, shops and public transport links. The accommodation briefly comprises an entrance hallway, kitchen/diner, wet room and lounge to the ground floor. Landing, three bedrooms and W.C to the first floor. The property further benefits from uPVC double glazing and front and rear gardens. The property has a partially installed electric central heating system which requires completion. This property is an ideal investment and would make an ideal first home or buy-to-let property. Sold with no on-going chain!

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

EPC Rating = F.

Council Tax Band = A.

Ground Floor

Entrance Hallway



Entry via a uPVC double glazed door, textured ceiling, papered walls, wood effect vinyl flooring, radiator, carpeted stairs to the first floor, three doors off:-

Lounge 14'9" x 9'10" (4.5 x 3)



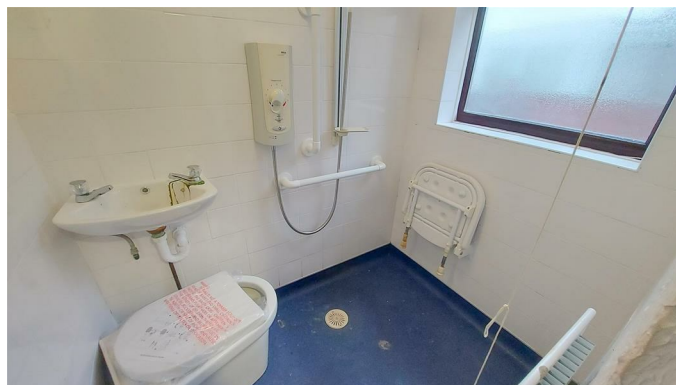
Textured and coved ceiling, papered walls, radiator, feature brick fireplace with oak mantle, under stairs storage cupboard, uPVC double glazed window to the front.

Kitchen 11'9" x 11'5" (3.6 x 3.5)



Textured and coved ceiling, papered walls, wood effect vinyl flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl stainless steel sink/drainage, space for a cooker, space and plumbing for a washing machine, uPVC double glazed window to the rear.

Wet Room 5'2" x 3'11" (1.6 x 1.2)



Textured and coved ceiling, textured and tiled walls, vinyl flooring, radiator, two piece suite comprising a shower area and a wall mounted wash hand basin, uPVC double glazed window with obscured glass to the side.

First Floor

Landing

Textured and coved ceiling with loft access, papered walls, wood effect laminate flooring, uPVC double glazed window to the side, four doors off:-

Bedroom One 11'5" x 11'5" (3.5 x 3.5)



Textured ceiling, papered walls, radiator, storage cupboard, uPVC double glazed window to the rear.

Bedroom Two 11'9" x 9'10" (3.6 x 3)



Papered ceiling, papered walls, fitted carpet, radiator, uPVC double glazed window to the front.

Bedroom Three 11'9" x 5'10" (3.6 x 1.8)



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

W.C. 5'2" x 2'7" (1.6 x 0.8)



Papered ceiling, papered and PVC clad walls, wood effect laminate flooring, low level W.C., uPVC double glazed window to the side.

Outside

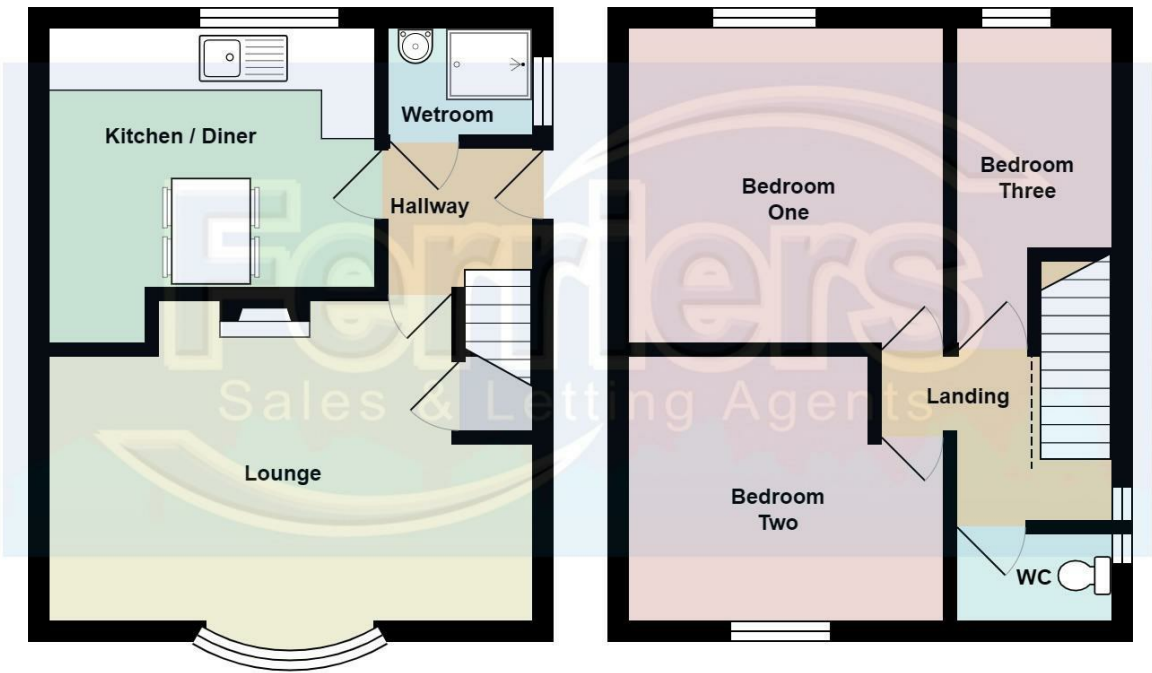
Front Garden

Mostly laid with mature plants and shrubs.

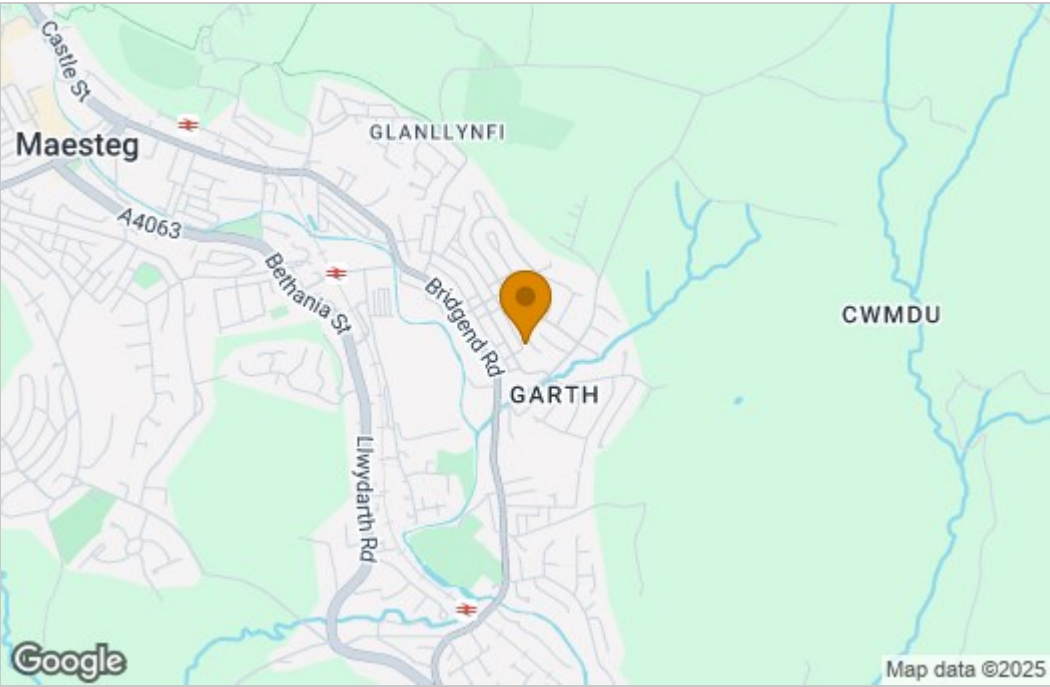
Rear Garden

Overgrown and in need of attention.

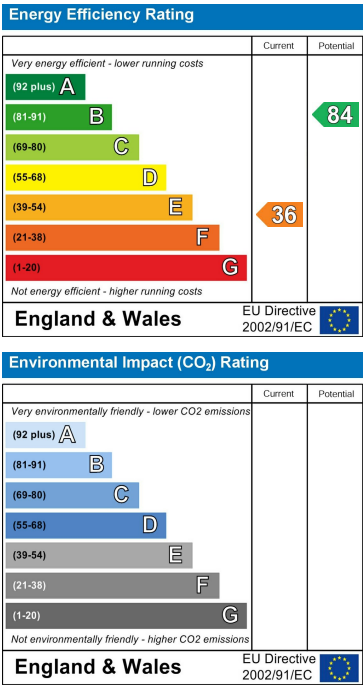
Floor Plan



Area Map



Energy Efficiency Graph



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