

## 71 Parc Tyn-Y-Waun, Maesteg, CF34 9RH

### Offers Over £170,000

Ferriers Estate Agents are pleased to offer for sale this two bedroom semi-detached property situated in a quiet cul-de-sac in a sought after area in Llangynwyd, Maesteg. The accommodation briefly comprises:- entrance porch, lounge and a kitchen to the ground floor. Landing, two bedrooms and a bathroom to the first floor. The property further benefits from gas central heating, uPVC double glazing throughout, off-road parking to the front for two vehicles and an enclosed, south east facing rear garden. This property would make an ideal first home for a young couple or small family and is being sold with no on-going chain.

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

EPC Rating = D.

Council Tax Band = B.



## Ground Floor

### Entrance Porch

Entry via a composite front door, textured and coved ceiling, skimmed walls, fitted carpet, storage cupboard, door into:-

Lounge 14'4" x 12'7" (4.39 x 3.84)



Skimmed and coved ceiling, skimmed walls, fitted carpet, two radiators, carpeted stairs to the first floor, coal effect electric fire sitting on a wooden back and hearth with wooden mantle, uPVC double glazed window to the front, door into: -

Kitchen 15'2" x 12'7" (4.64 x 3.85)



Textured ceiling, skimmed walls, with tiled splashbacks, wood effect vinyl flooring, radiator, understairs storage cupboard, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink drainer with mixer tap. wall mounted gas condensing boiler, integrated eye level oven and four ring gas hob with chrome chimney extractor above, pull out larder cupboard, uPVC double glazed window and door to the rear.

## First Floor

## Landing

Textured ceiling with loft access, skimmed walls, fitted carpet, three doors off:-

Bedroom One 8'9" x 10'7" (2.67 x 3.23)



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

Bedroom Two 8'9" x 12'7" (2.67 x 3.85)



Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator, two uPVC double glazed windows to the rear.

### Bathroom 4'11" x 9'5" (1.52 x 2.89)



Skimmed ceiling, skimmed and tiled walls, wood effect vinyl flooring, radiator, airing cupboard, three piece suite comprising a panel bath with shower over, vanity wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the side.

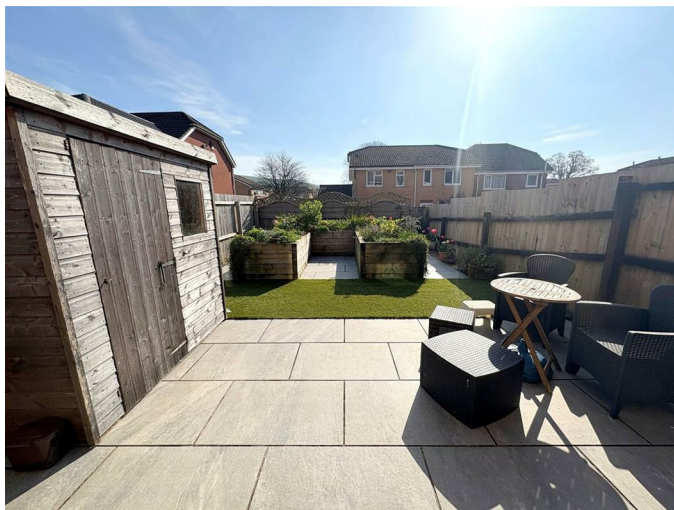
### Outside

#### Front Driveway



Concrete driveway suitable for two vehicles, small area to the left of the front door laid to patio with some mature plants and shrubs.

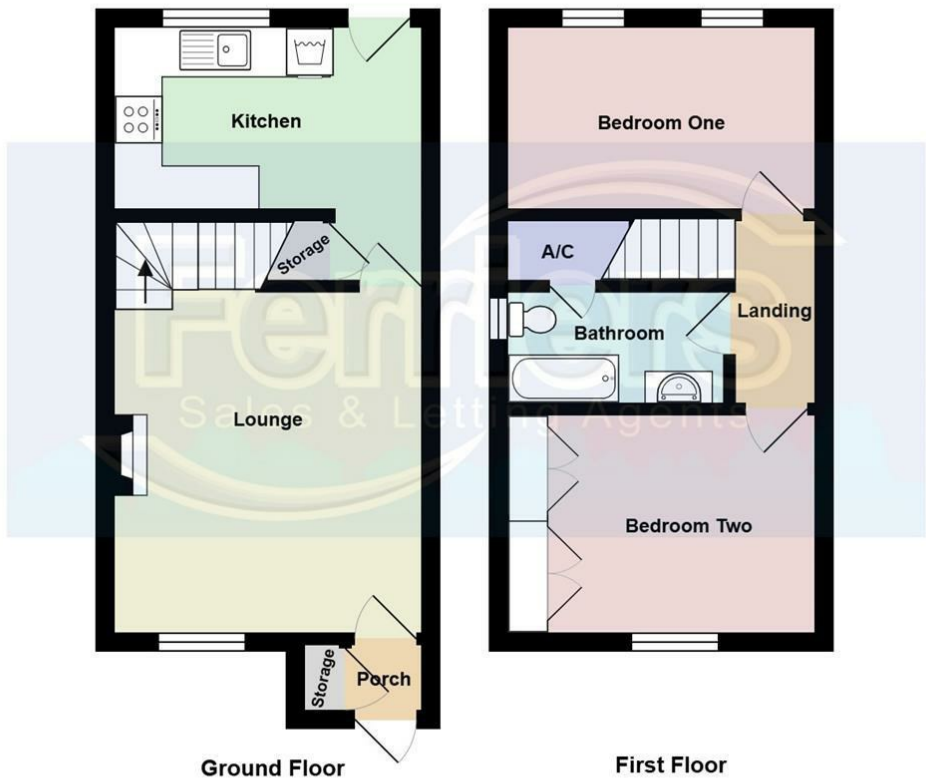
### Rear Garden



A south east facing garden which is mostly laid with porcelain tiles with a small area laid with artificial turf, U-shaped large raised plant bed, wooden storage shed, bordered with wood panelled fencing.



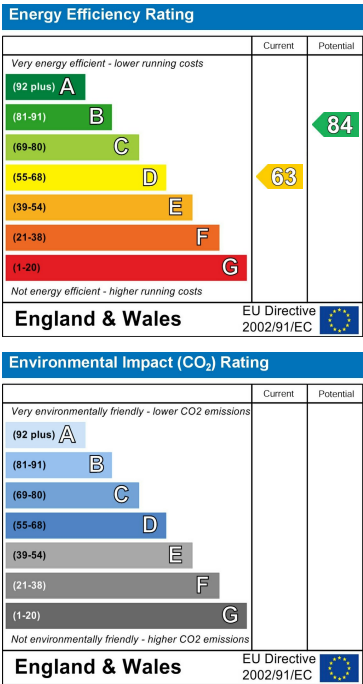
Floor Plan



Area Map



Energy Efficiency Graph



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