



19 Aneurin Bevan's Way, Maesteg, CF34 0SX

£216,950

Nestled on Aneurin Bevan's Way in the charming town of Maesteg, this delightful semi-detached property presents an excellent opportunity for families and first-time buyers alike. Within close proximity to local schools, shops and public transport links. Located towards the southern end of the Llynfi Valley, offering easy access to J36 of the M4, this is an ideal home for anyone who needs to commute along the M4 corridor.

The ground floor accommodation briefly comprises a porch, hallway, kitchen and inviting reception room which serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere.

The first floor accommodation briefly comprises a landing, bathroom and three bedrooms, providing ample space for relaxation and rest. The property further benefits from uPVC double glazing throughout, French Shutters to most windows, gas central heating via a combination boiler, front and rear gardens, as well as parking for one vehicle, ensuring that you have a designated space for your car.

The surrounding area is known for its friendly community and local amenities, making it a desirable location for those looking to settle down. With its appealing features and prime location, this property is sure to attract interest. Don't miss the chance to make this lovely house your new home.

Tenure = Freehold (TBC by a legal representative)

EPC = C

Council Tax band = C

Ground Floor

Conservatory Porch 8'2" x 5'2" (2.5 x 1.6)

Entry via a uPVC double glazed door with matching side panel. Glass roof, dwarf walls, uPVC double glazed windows. tiled flooring and double doors to:

Hallway

Textured ceiling, skimmed walls, wood effect laminate flooring, radiator, under stairs storage, carpeted stairs to first floor and two doorways off.

Lounge/Diner 20'0" x 10'5" (6.1 x 3.2)



Textured and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window with French shutters to front and uPVC double glazed French doors with matching side panels and French shutters to rear.

Kitchen 9'10" x 8'6" (3.0 x 2.6)



Skimmed ceiling with spotlights, skimmed and Pvc panelled walls, wood effect laminate flooring, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl stainless steel sink/drainage, integrated oven, hob and extractor, space for washing machine, tumble dryer and fridge freezer, two uPVC double glazed windows to side and rear.

First Floor

Landing

Textured ceiling with loft access, skimmed walls, fitted carpet, radiator, uPVC double glazed window to side and four doors off.

Bedroom One 13'1" x 9'10" (4.0 x 3.0)



Textured ceiling, skimmed and feature papered walls, fitted carpet, radiator and uPVC double glazed window with French shutters to front.

Bedroom Two 12'1" x 6'6" (3.7 x 2.0)



Textured ceiling, skimmed walls, fitted carpet, radiator and uPVC double glazed window with French shutters to rear.

Bedroom Three 9'10" x 5'6" (3.0 x 1.7)



Textured ceiling, skimmed walls, fitted carpet, radiator storage cupboard over stairwell and uPVC double glazed window with French shutters to front.

Bathroom 6'10" x 6'6" (2.1 x 2.0)



Textured ceiling, tiled walls, vinyl flooring, chrome towel rail radiator, storage cupboard housing a gas combination boiler, uPVC double glazed window with obscured glass to rear and a three piece suite comprising a panel bath with shower over, low level W.C and pedestal wash hand basin.

Outside

Front Garden

Area laid with decorative pea shingle, bordered with block walls and open to paviour brick driveway parking.

Rear Garden

Area laid to decorative pea shingle, wooden storage shed, wooden, arbour bench, wrought iron pedestrian gate offering access to driveway, bordered with wood panelled fencing.

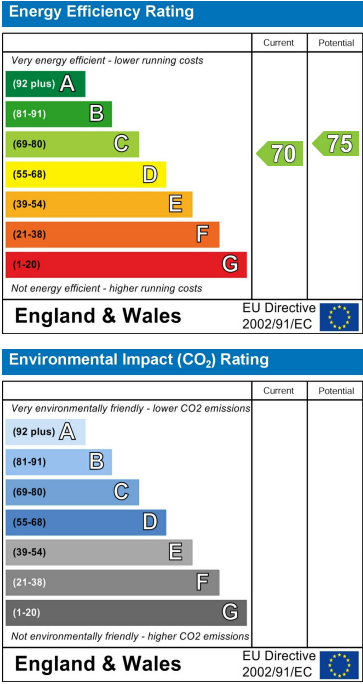
Floor Plan



Area Map



Energy Efficiency Graph



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