



8 Heol Neuadd Domos, Maesteg, CF34 9GA

£360,000

Ferriers Estate Agents are pleased to offer for sale this four bedroom, detached property situated in a highly desirable area of Cwmfelin, Maesteg. Close to a local primary school, a short drive away from local amenities and within easy access of Junction 36 of the M4 Motorway. The accommodation briefly comprises:- entrance hallway, cloakroom, two reception rooms, conservatory, kitchen and a utility room to the ground floor. Landing, four bedrooms with an en-suite shower room in the master bedroom and a separate bathroom to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing and uPVC triple glazing in the conservatory, front garden with a shared driveway and a detached single garage and an enclosed rear garden. This is an ideal sized family home which is ready to move straight into .. so don't miss out and book your viewing today!

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

EPC Rating = C.

Council Tax Band - D.

Ground Floor

Entrance Hallway

Entry via a composite front door, skimmed ceiling, skimmed walls, tiled flooring, carpeted staircase leading to the first floor, under stairs storage cupboard, four doors off:-

Cloakroom 5'1" x 3'2" (1.56 x 0.97)



Skimmed ceiling, skimmed and tiled walls, tiled flooring, radiator, two piece suite comprising a vanity wash hand basin and a low level W.C. with concealed cistern, uPVC double glazed window with obscured glass to the front.

Reception Room One 15'1" x 11'0" (4.62 x 3.37)



Skimmed ceiling, skimmed walls with wood panelled feature wall and media wall with decorative alcoves, fitted carpet, vertical contemporary radiator, log effect electric fireplace sunk into the media wall, opening into:-

Conservatory 13'1" x 11'10" (4.01 x 3.61)



Pitched tiled roof, skimmed ceiling with spotlights, skimmed dwarf walls, tiled flooring, vertical contemporary radiator, uPVC double glazed windows surrounding with views of the rear garden, uPVC double glazed sliding patio doors to the side providing access into the rear garden.

Reception Room Two 11'1" x 6'0" (3.39 x 1.83)



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, vertical contemporary radiator, uPVC double glazed window to the front.

Kitchen 11'7" x 11'6" (3.54 x 3.53)



Skimmed ceiling with spotlights, skimmed walls, tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface housing an inset stainless steel sink with mixer tap and black glass drainer, integrated appliances include two eye level ovens, hot drawer, five ring gas hob with chimney style extractor above, fridge/freezer & a dishwasher, built in LED lighting to the kitchen base units, uPVC double glazed window to the rear, door into:-

Utility Room 6'6" x 4'10" (1.99 x 1.49)



Skimmed ceiling, skimmed walls, tiled flooring, a range of base units with a complementary work surface housing a stainless steel sink/drainage with mixer tap, space and plumbing for a washing machine and tumble dryer, uPVC double glazed window with obscured glass to the side.

First Floor

Landing

Skimmed ceiling, skimmed and papered walls, fitted carpet, glass balustrade on the staircase, airing cupboard housing the gas combination boiler, five doors off:-

Bedroom One 11'10" x 9'10" (3.63 x 3)



Skimmed ceiling, skimmed and papered walls, wood effect laminate flooring, radiator, storage cupboard, uPVC double glazed window to the rear, door into:-

En-suite Shower Room 6'3" x 4'9" (1.92 x 1.46)



PVC clad ceiling, tiled walls, tiled flooring, chrome heated towel rail, three piece suite comprising a walk-in shower cubicle, slimline vanity wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the side.

Bedroom Two 11'1" x 8'10" (3.38 x 2.71)



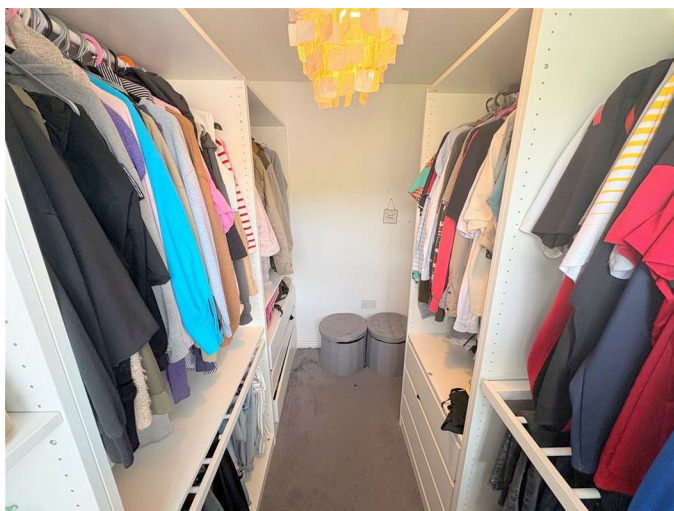
Skimmed ceiling, skimmed walls, fitted carpet, radiator, fitted wardrobe, uPVC double glazed window to the front.

Bedroom Three 9'10" x 7'10" (3.01 x 2.39)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, fitted wardrobe, uPVC double glazed window to the front.

Bedroom Four 8'7" x 7'6" (approx.) (2.63 x 2.30 (approx.))



Skimmed ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the rear.

Bathroom 6'6" x 5'6" (1.99 x 1.68)



Skimmed ceiling, tiled walls, tiled flooring, radiator, three piece suite comprising a free-standing bath, pedestal wash hand basin and a low level W.C., flush mounted bathroom TV with mirror finish, uPVC double glazed window with obscured glass to the rear.

Outside



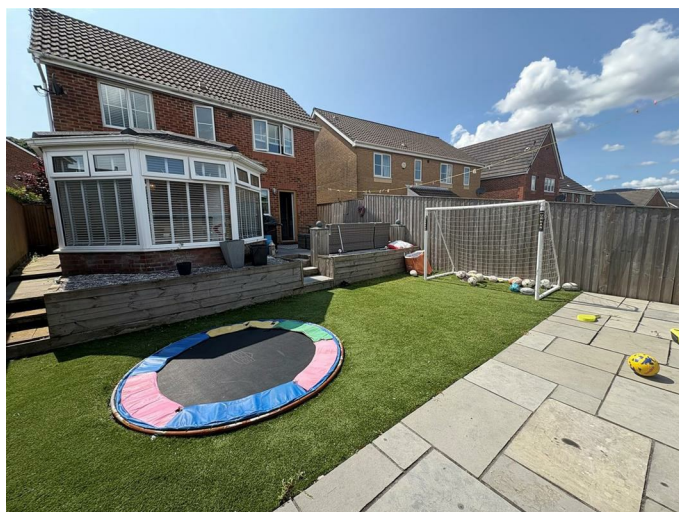
Front Garden & Shared Driveway

Shared driveway with the neighbouring property to the right, L shape centre pathway laid to patio leading to the property entrance, an open garden laid with decorative pebbles, outdoor EV charging point.

Detached Garage 16'7" x 8'8" (5.07 x 2.65)

Up and over door, suitable for a small vehicle or storage.

Rear Garden



Area laid to decking, steps leading down to the lower garden tier which is laid with artificial turf and patio, bordered with wood panelled fencing.

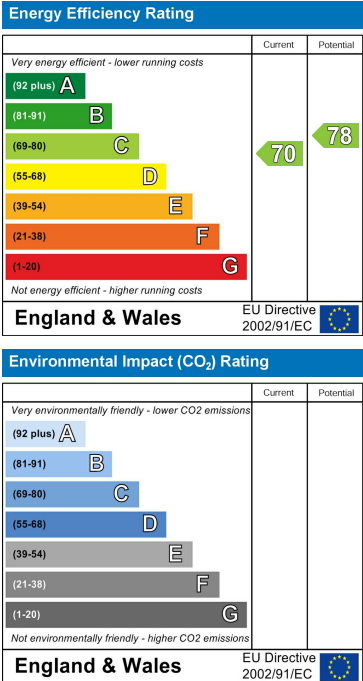
Floor Plan



Area Map



Energy Efficiency Graph



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