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## 25 Lon-Y-Parc

Caerau, Maesteg, CF34 0YE

We are pleased to offer For Sale this three bedroom semi detached property which has most recently been utilised as a childrens nursery. Located in a residential area with public transport links, primary school and local amenities only a short walk away. The accommodation briefly comprises an entrance hall, lounge, dining area, kitchen and W.C to the ground floor. Landing, three bedrooms and bathroom to the first floor. The property further benefits from uPVC double glazing, gas central heating via combination boiler, enclosed front and rear gardens with the added benefit of off road parking for three vehicles to the side.

Tenure = Freehold (TBC by a legal representative)

EPC = C

Council Tax Band = TBC

**£75,000**

# 25 Lon-Y-Parc

Caerau, Maesteg, CF34 0YE



- Three Bedroom Semi Detached Property
- Off Road Parking
- Tenure = Freehold (TBC by a legal representative)
- Two Reception Rooms
- uPVC Double Glazing
- EPC = C
- Enclosed Front & Rear Gardens
- GCH via Combination Boiler
- Council Tax Band = TBC

## Ground Floor

### Entrance Hallway

### Lounge

14'9" x 10'9" (4.5 x 3.3)

### Dining Room

10'2" x 9'10" (3.1 x 3.0)

### Kitchen

9'10" x 7'10" (3.0 x 2.4)

### W.C.

9'2" x 3'3" (2.8 x 1.0)

## First Floor

### Landing

### Bedroom One

11'9" x 8'6" (3.6 x 2.6)

### Bedroom Two

11'9" x 10'9" (3.6 x 3.3)

### Bedroom Three

9'2" x 7'10" (2.8 x 2.4)

### Bathroom

8'10" x 5'6" (2.7 x 1.7)

### Outside

### Front Garden

### Rear Garden



[Directions](#)



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

