



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

£280,000

Ferriers Estate Agents are delighted to offer for sale this three bedroom, semi-detached property in true move in condition, offering bright, versatile accommodation over two levels and a layout that flows effortlessly for modern day living. Located in a popular residential area in Garth, this property is close to a local shop as well as primary and secondary schools making it an ideal family home. Conveniently located for access to junctions 36 and 40 of the M4 which offers ideal commuting opportunities. The accommodation briefly comprises:- entrance hallway, cloakroom, two reception rooms and an open plan kitchen / diner to the ground floor. Landing, three bedrooms and bathroom to the first floor as well as a staircase leading to an additional loft room. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, exceptional front & rear gardens and off-road parking for up to 4 vehicles as well as a single garage. With excellent transport links, a strong sense of community and easy access to Maesteg & Bridgend, Aneurin Bevans Way remains a highly desirable place to call home!

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

EPC Rating = To be confirmed.

Council Tax Band = C.

Ground Floor

Entrance Hallway



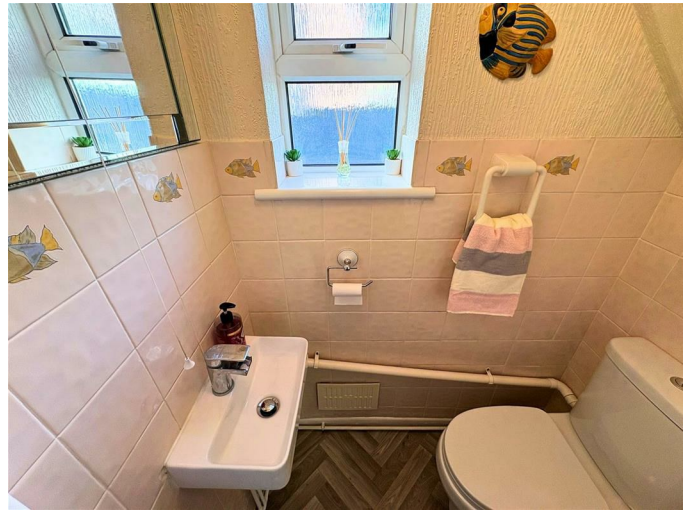
Entry via a uPVC double glazed door, textured and coved ceiling, skimmed walls with dado rail, wood effect laminate flooring, radiator, carpeted staircase leading to the first floor, storage cupboard, uPVC double glazed window to the side, four doors off:-

Lounge 11'4" x 13'0" (3.46 x 3.98)



Textured and coved ceiling, skimmed walls with dado rail, wood effect laminate flooring, radiator, uPVC double glazed Bay window to the front.

Cloakroom 2'3" x 4'4" (0.69 x 1.34)



Papered ceiling, papered and tiled walls, vinyl flooring, two piece suite comprising a wall mounted wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the side.

U Shaped Kitchen / Diner / Lounge



Secondary Kitchen Area 7'10" x 8'5" (2.40 x 2.58)



Textured ceiling, skimmed and papered walls, tiled

flooring, radiator, space and plumbing for a washing machine, space for a fridge/freezer, wall mounted gas combination boiler, uPVC double glazed door to the side providing access to the driveway and garage, continuing into:-

Kitchen & Dining Area 18'4" x 8'9" (5.61 x 2.68)



Textured ceiling, skimmed walls with tiled splash backs, tiled flooring in the kitchen area and wood effect laminate flooring in the dining area, a range of base and wall mounted units with a complementary work surface housing a composite sink/drainer with stainless steel mixer tap, uPVC double glazed window to the rear, uPVC double glazed patio doors to the rear providing access into the rear garden, continuing around to:-

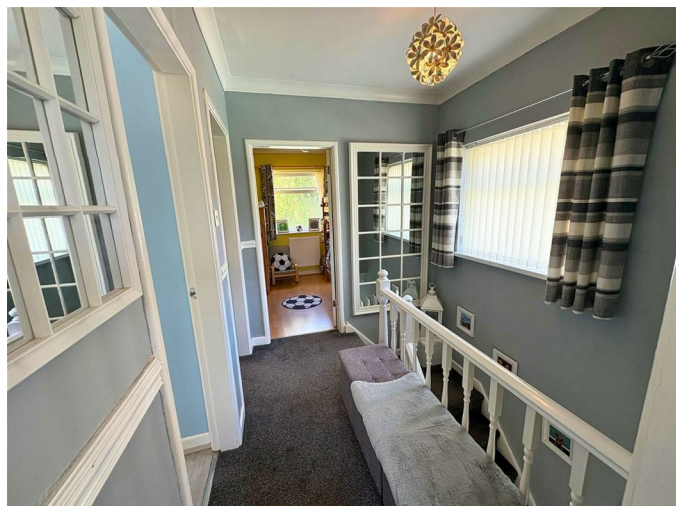
Lounge Area 11'4" x 12'2" (3.47 x 3.73)



Textured and coved ceiling, skimmed walls with dado rail, wood effect laminate flooring, radiator, coal effect gas fire sitting on a granite back and hearth with wooden mantle over.

First Floor

Landing



Skimmed and coved ceiling, skimmed walls with dado rail, fitted carpet, four doors off:-

Bedroom One 11'5" x 11'4" (3.48 x 3.47)



Textured and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed Bay window to the front.

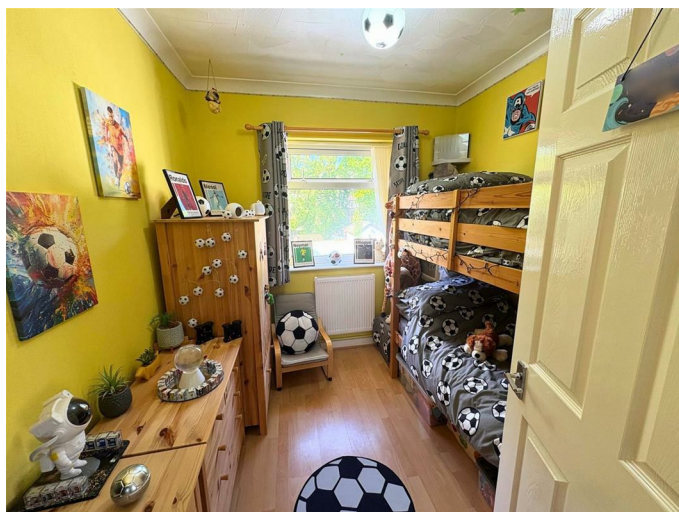
Bedroom Two 9'4" x 8'5" (2.86 x 2.58)



Skimmed and coved ceiling, skimmed walls, wood

effect laminate flooring, radiator, under stairs storage cupboard, uPVC double glazed window to the rear.

Bedroom Three 7'10" x 8'4" (2.40 x 2.56)



Textured and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the rear.

Bathroom



Textured and coved ceiling, tiled walls, vinyl flooring, chrome heated towel rail, three piece suite comprising a panel bath with shower over and glass privacy screen, wash hand basin set on a vanity unit and a low level W.C. with concealed cistern, uPVC double glazed window with obscured glass to the front.

Second Floor

Loft Room 10'3" x 18'6" (3.13 x 5.66)



Entry via a carpeted staircase off the first floor landing, skimmed ceiling with spotlights, skimmed walls, fitted carpet, radiator, eaves storage, uPVC double glazed window to the side.

Outside

Front Garden



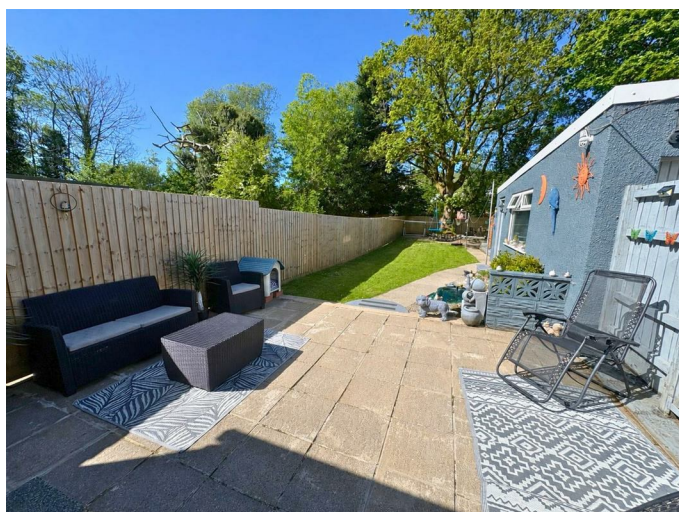
Garden laid neatly to lawn bordered by mature shrubs, established planting and decorative gravelled areas - complemented by an attractive paved pathway to the property entrance.

Driveway & Garage garage: 10'11" x 20'0" (garage: 3.35 x 6.12)



Ample off-road parking for 3-4 vehicles and leads to the single garage which offers excellent storage and workshop potential whilst still being able to accommodate a vehicle, fitted with power and lighting and benefitting from generous overhead storage, access to the garage is provided via an up-and-over door from the driveway with an additional window and door to the side (via the rear garden).

Rear Garden

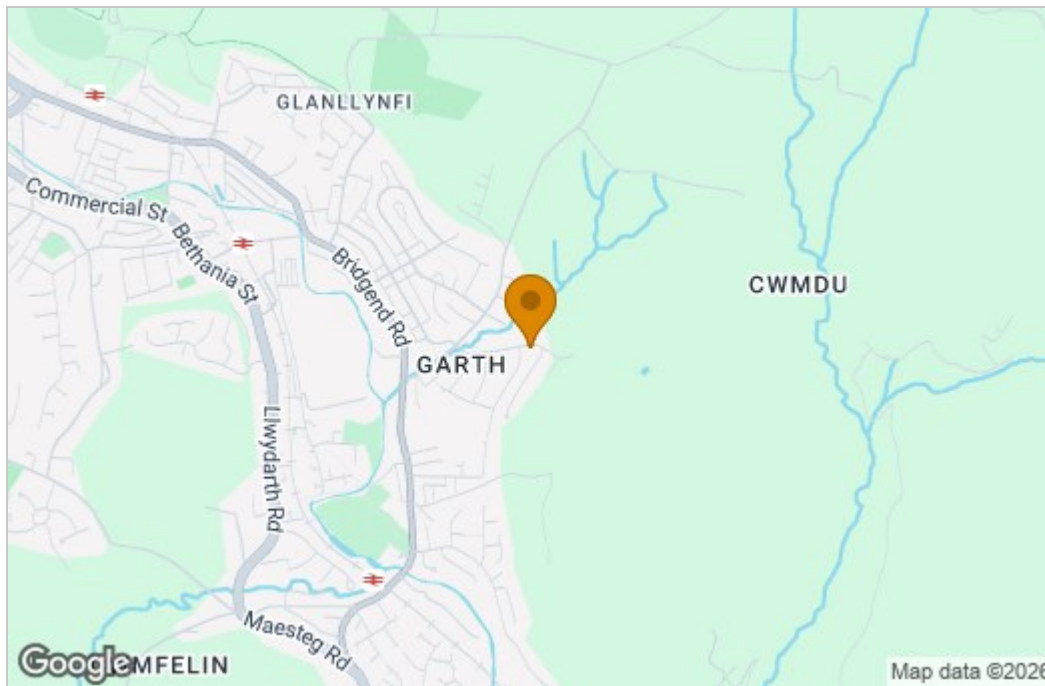


A generously proportioned garden offering an excellent blend of outdoor entertaining space and family-friendly lawn. Area laid to patio - ideal for al fresco dining and relaxing, with ample room for outdoor furniture and seating areas. The garden continues to a large level of lawn bordered by newly fitted timber fencing and includes a charming fish pond. To the rear, a mature oak tree provides character and natural shade, complemented by decorative stone borders, established planting and additional seating areas. Two additional storage sheds positioned behind the garage offering excellent practical space.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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