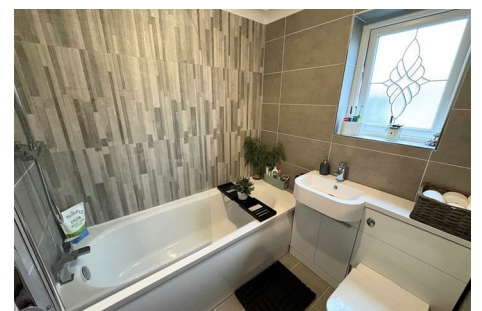


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Email: [rentals@ferrierwilliams.co.uk](mailto:rentals@ferrierwilliams.co.uk)  
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## 113 Cwrt Coed Parc , Maesteg, CF34 9DR

**SOLD PRIOR TO MARKETING!!**

Ferriers Estate Agents are delighted to offer For Sale this three bedroom semi detached property in the desirable area of Cwrt Coed Parc. The accommodation briefly comprises a hallway, lounge and open plan kitchen diner to the ground floor. Landing, three bedrooms and bathroom to the first floor. The property further benefits from a loft room, uPVC double glazing, gas central heating via combination boiler, landscaped rear garden and off road parking.

Tenure = Freehold (TBC by a legal representative)

EPC = D

Council Tax Band = C

**£295,000**

# 113 Cwrt Coed Parc

, Maesteg, CF34 9DR



## Ground Floor

Entrance Hallway

Cloakroom

4'5" x 2'4" (1.36 x 0.73)

Lounge

13'10" x 13'1" (4.22 x 4.01)

Open Plan Kitchen / Orangery

Kitchen Area

16'5" x 9'10" (5.01 x 3)

Orangery

14'3" x 12'8" (4.36 x 3.87)

First Floor

Landing

## Bedroom One

12'6" x 8'1" (3.82 x 2.48)

Bedroom Two

10'8" x 10'1" (3.27 x 3.08)

Bedroom Three

9'6" x 8'0" (2.90 x 2.45)

Bathroom

5'9" x 6'0" (1.76 x 1.84)

## Second Floor

Loft Room

15'10" x 12'9" (4.84 x 3.89)

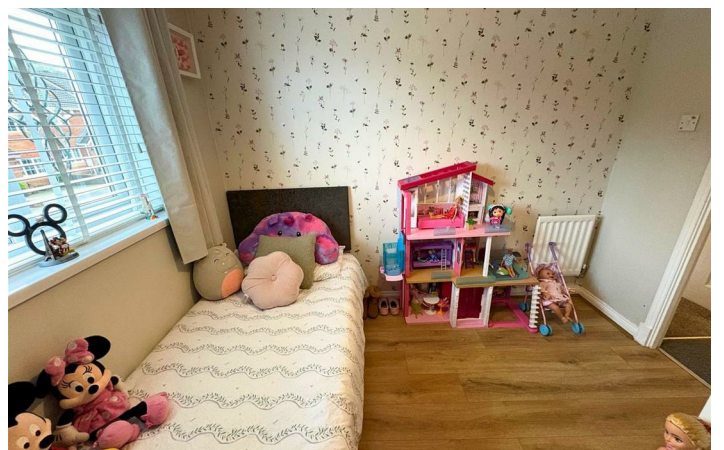
Outside

Front Garden & Driveway

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.

