



## 13 Heol Y Bryn, Maesteg, CF34 9SY

### £170,000

Ferriers Estate Agents are delighted to offer for sale this three bedroom, semi-detached property in the popular area of Llangynwyd. Situated within a 15-20 minute drive from Junction 36 of the M4 whilst just a stones throw away from countryside walks, playing fields, public transport links and local amenities. The accommodation briefly comprises:- entrance hallway, two reception rooms and a kitchen to the ground floor. Landing, three bedrooms and a shower room to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, a front garden as well as a generously sized, enclosed rear garden with side access and an outbuilding. This property is being sold with no on-going chain and internal viewing is highly recommended!

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

EPC Rating = D.

Council Tax Band = B.

## Ground Floor

### Entrance Hallway



Entry via a uPVC double glazed door with an obscured glass matching side panel, papered ceiling, papered walls, fitted carpet, radiator, carpeted staircase leading to the first floor, two doors off:-

### Reception Room Two 12'8" x 9'11" (3.88 x 3.03)



Papered ceiling, papered walls with dado rail, fitted carpet, radiator, uPVC double glazed window to the front.

### Reception Room One 12'10" x 12'8" (3.92 x 3.87)



Papered and coved ceiling, skimmed walls with dado rail, fitted carpet, radiator, coal effect gas fire, uPVC double glazed window to the rear, door into:-

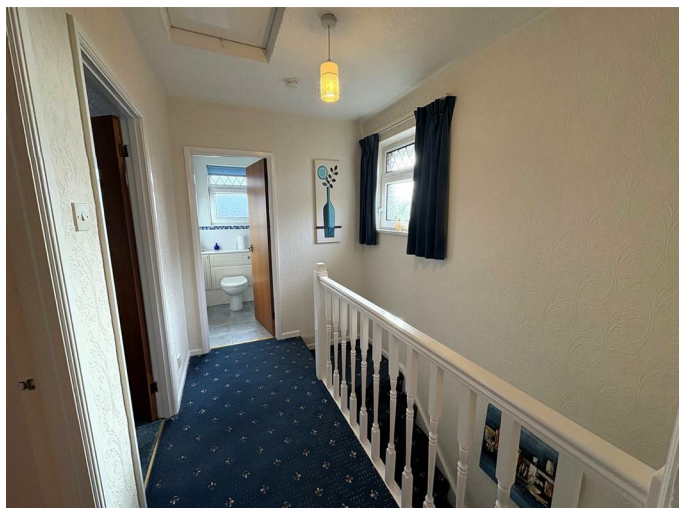
### Kitchen 9'3" x 6'3" (2.83 x 1.91)



Tongue & groove and coved ceiling, papered walls, hexagonal tiled flooring, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl ceramic sink/drain, space for a freestanding cooker and a fridge/freezer, space and plumbing for a washing machine, uPVC double glazed window to the rear, door into the outbuilding.

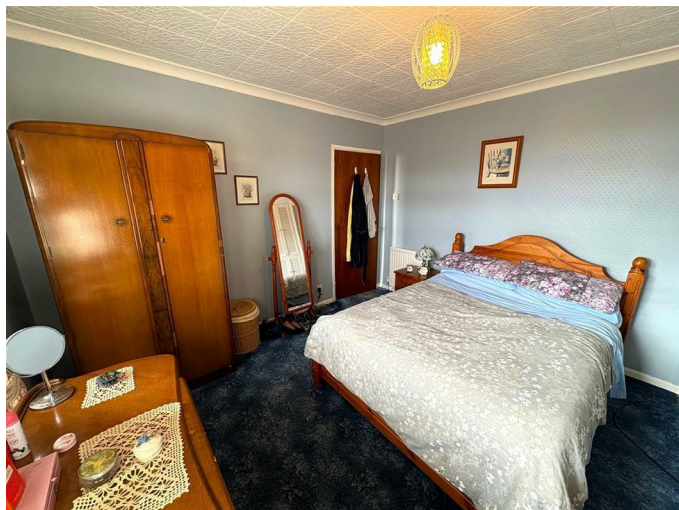
## First Floor

## Landing



Papered ceiling, papered walls, fitted carpet, uPVC double glazed window with obscured glass to the side, four doors off:-

## Bedroom One 12'4" x 11'10" (3.78 x 3.61)



Polystyrene tiled and coved ceiling, papered walls, fitted carpet, radiator, storage cupboard, uPVC double glazed window to the rear.

## Bedroom Two 11'1" x 9'7" (3.40 x 2.93)



Papered ceiling, papered walls, fitted carpet, uPVC double glazed window to the front.

## Bedroom Three 9'3" x 7'8" (2.83 x 2.35)



Papered ceiling, papered walls, fitted carpet, wall mounted gas boiler, uPVC double glazed window to the front.

## Shower Room 6'4" x 5'6" (1.95 x 1.70)



Tongue & groove and coved ceiling, tiled walls, tiled

flooring, chrome heated towel rail, three piece suite comprising a quadrant jet shower, vanity wash hand basin and a low level W.C. with concealed cistern, uPVC double glazed window with obscured glass to the rear.

## Outside

### Front Garden



Entry via a wrought iron pedestrian gate, garden laid to lawn - potential for a driveway (subject to usual consents), steps leading down to the property entrance, concrete area to the side providing side access into the outbuilding via a uPVC double glazed door, bordered with block walls.

### Outbuilding 10'4" x 2'11" (3.15 x 0.90)

Three separate doors - W.C., storage room and the old coal shed, uPVC double glazed door to the front providing access to the side and front of the property, opening into:-

### Rear Garden



Garden laid to lawn with mature plants and shrubs and centre pathway, bordered with wood panelled fencing.

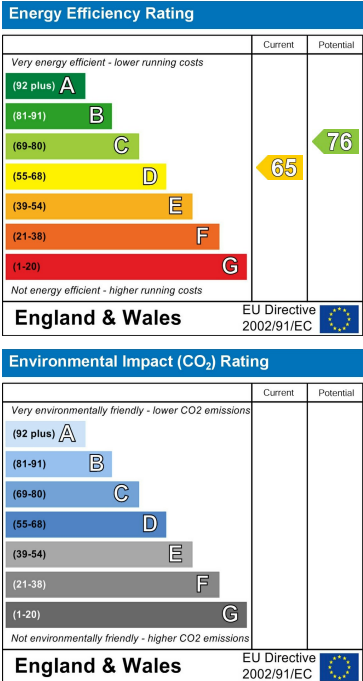
Floor Plan



Area Map



Energy Efficiency Graph



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