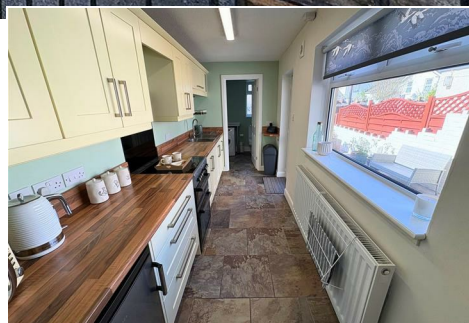
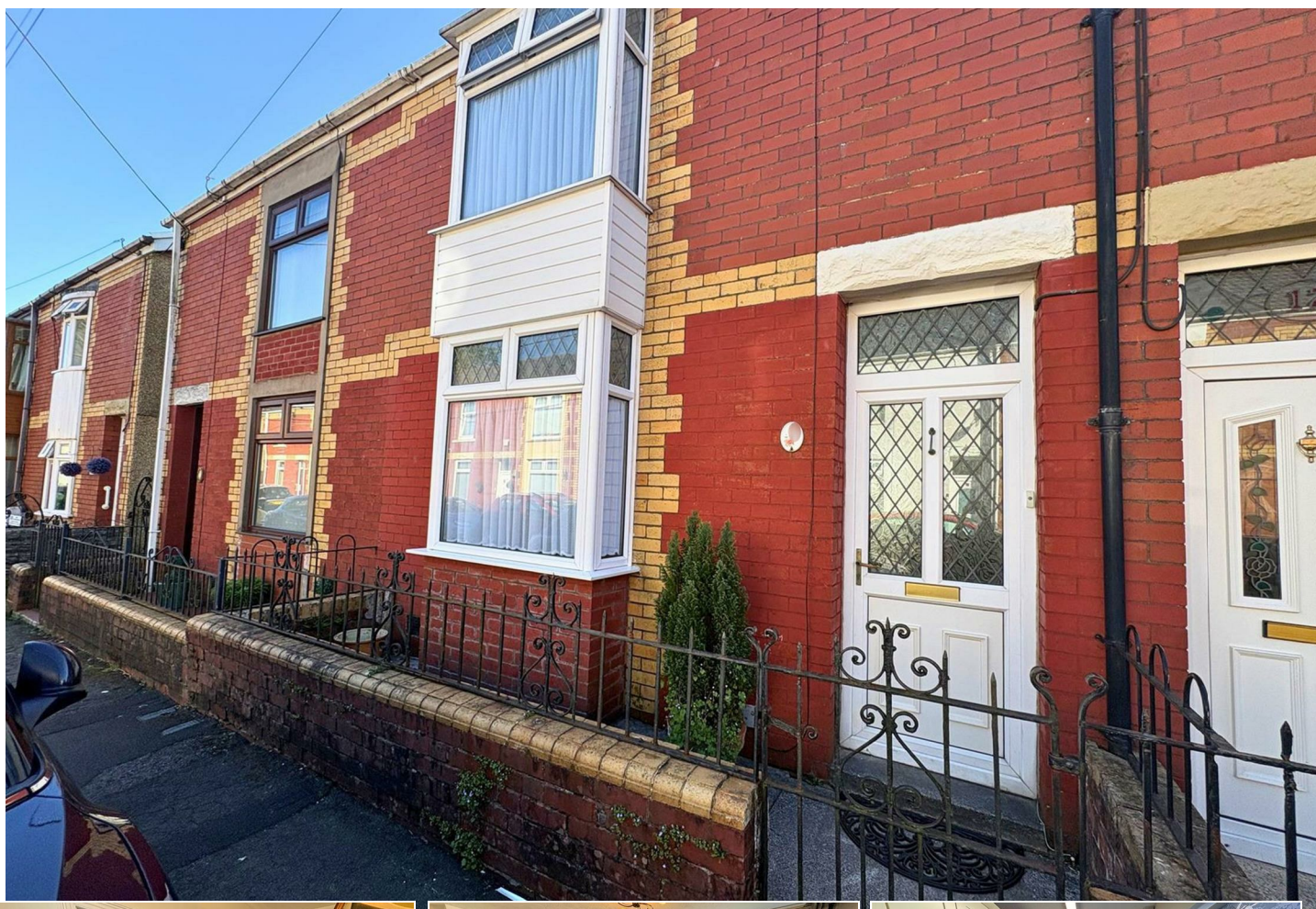




18 Zoar Avenue, Maesteg, CF34 9UT

Offers In The Region Of £128,000

Ferriers Estate Agents are delighted to offer for sale this immaculately presented, two bedroom terraced property, situated within walking distance of Maesteg Town Centre. Zoar Avenue is conveniently located with easy access to local amenities, schools and transport links. Nearby schools include Plasnewydd Primary School and Maesteg Comprehensive School, while excellent commuting options are available via nearby train stations and road connections providing access to Bridgend & Port Talbot. The property briefly comprises:- entrance hallway, two reception rooms, kitchen and a utility room to the ground floor. Landing, two bedrooms and a bathroom to the first floor. The property further benefits from an additional loft room, Victorian features such as the entrance hallway tiles and the waxed staircase and doors throughout adding an abundance of character, gas central heating via combination boiler, uPVC double glazing throughout, a front courtyard, an enclosed, rear garden and is being sold with no on-going chain .. even better! This turn-key home presents a fantastic opportunity for first time buyers, small families or anyone seeking a well proportioned property in a convenient location.

Tenure = Freehold (to be verified by a legal representative).
 EPC Rating = D.
 Council Tax Band = B.

Ground Floor

Entrance Hallway



Entry via a uPVC double glazed door, papered and coved ceiling, papered walls with dado rail, Victorian effect tiled flooring, radiator, two doors off:-

Reception Room Two w: 9'5" x l: 10'11" (w: 2.88 x l: 3.34)



Papered and coved ceiling, papered walls, fitted carpet, radiator, uPVC double glazed box bay window to the front.

Reception Room One w: 14'6" x l: 10'9" (w: 4.43 x l: 3.29)



Textured ceiling, papered walls, fitted carpet, radiator, built-in wooden display cabinets with glass panels in the alcoves, under stairs storage cupboard, uPVC double glazed window to the rear, door into:-

Kitchen w: 5'8" x l: 13'10" (w: 1.74 x l: 4.23)



Textured ceiling with LED strip lighting, skimmed walls, ceramic tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage unit with mixer tap, space for a freestanding double oven, under counter fridge/freezer, uPVC double glazed window to the side, uPVC double glazed door to the side providing access into the rear garden.

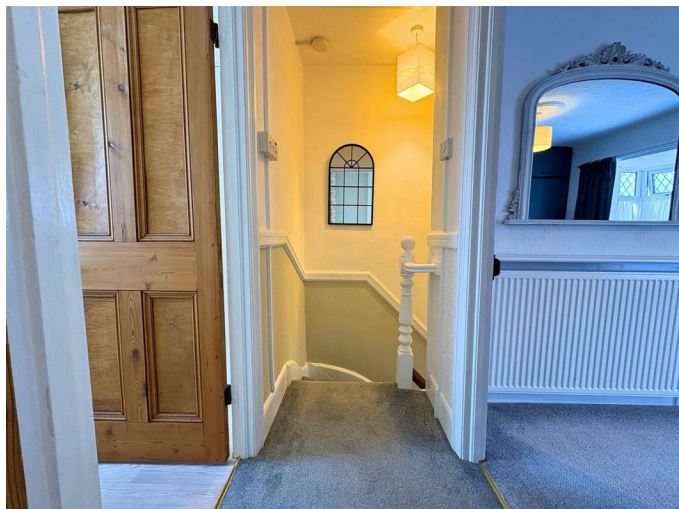
Utility Room / W.C. w: 5'8" x l: 6'1" (w: 1.75 x l: 1.87)



Skimmed ceiling, skimmed walls (with tiled splashback over the wash hand basin), ceramic tiled flooring, radiator, a complementary work surface with space and plumbing for a washing machine beneath, two piece suite comprising a pedestal wash hand basin and a low level W.C., wall mounted gas combination boiler, uPVC double glazed window with obscured glass to the rear.

First Floor

Landing



Papered and coved ceiling with loft access, papered walls with dado rail, fitted carpet, three doors off:-

Bedroom One w: 14'11" x l: 10'7" (w: 4.55 x l: 3.23)



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

Bedroom Two w: 7'7" x l: 11'1" (w: 2.33 x l: 3.38)



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

Bathroom w: 6'10" x l: 7'8" (w: 2.10 x l: 2.36)



Skimmed ceiling, skimmed and tiled walls, wood effect vinyl flooring, radiator, three piece suite comprising a panel bath with shower over, pedestal wash hand basin and a low level W.C., airing cupboard, uPVC double glazed window with obscured glass to the rear.

Second Floor

Loft Room w: 15'0" x l: 14'10" (w: 4.58 x l: 4.54)



Via a pull down ladder, skimmed ceiling with two double glazed roof lights, skimmed walls, wood effect laminate flooring, eaves storage, can be utilised as an office space / playroom etc.

Outside

Front Forecourt

Entry via a wrought iron pedestrian gate, a paved forecourt bordered with dwarf block walls.

Rear Garden



A paved, low maintenance, south-west facing garden, wooden pedestrian gate providing rear lane access.

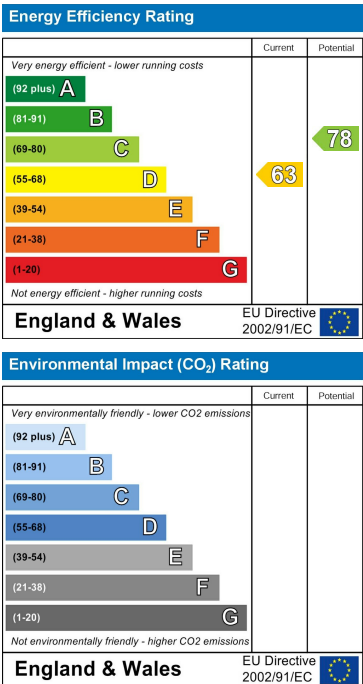
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.