6 Nant Y Derwen, Maesteg, CF34 0TA

£185,000

Ferriers are pleased to offer for sale this three bedroom semi-detached property situated in the desirable area of Nantyffyllon. Offering easy access to transport links and within walking distance of the local primary school. The accommodation briefly comprises:- entrance hallway, cloakroom, reception room, kitchen and a conservatory to the ground floor. Landing, three bedrooms and a bathroom to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, off-road parking for up to three vehicles, a front garden and a larger than average, private garden to the rear with lots of potential. This property would make an ideal first time purchase and is being sold with no on-going chain!

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

Ground Floor

Entrance Hallway

Entry via a composite front door, skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, carpeted staircase leading to the first floor, uPVC double glazed window to the side, door into the lounge, door into:-

Cloakroom 6'2" x 2'11" (1.9 x 0.9)

Skimmed ceiling, skimmed walls with tiled splashback, vinyl flooring, radiator, 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 front.

Lounge 14'9" x 12'1" (4.5 x 3.7)

Textured and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the front, door into:-

Kitchen 15'5" x 8'6" (4.7 x 2.6)

Textured ceiling, skimmed walls with tiled splashbacks, tile effect vinyl flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainer, integrated oven and hob with built-in extractor hood above, space and plumbing for a washing machine, wall mounted gas boiler, under stairs storage cupboard, uPVC double glazed window to the rear, uPVC double glazed French doors into:-

Conservatory 10'2" x 9'6" (3.1 x 2.9)

Polycarbonate roof, floor to ceiling uPVC double glazed windows surrounding, tile effect vinyl flooring, uPVC double glazed door to the rear providing access into the rear garden.

First Floor

Landing

Skimmed ceiling with loft access, skimmed walls, fitted carpet, uPVC double glazed window to the side, airing cupboard, four doors off:-

Bathroom 6'6" x 5'6" (2.0 x 1.7)

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

Bedroom One 13'9" x 8'6" (4.2 x 2.6)

Textured ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the front.

Bedroom Two 9'10" x 8'6" (3.0 x 2.6)

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

Bedroom Three 6'6" x 6'6" (2.0 x 2.0)

Textured ceiling, skimmed walls, fitted carpet, radiator, storage cupboard, uPVC double glazed window to the front.

Outside

Front Garden & Driveway

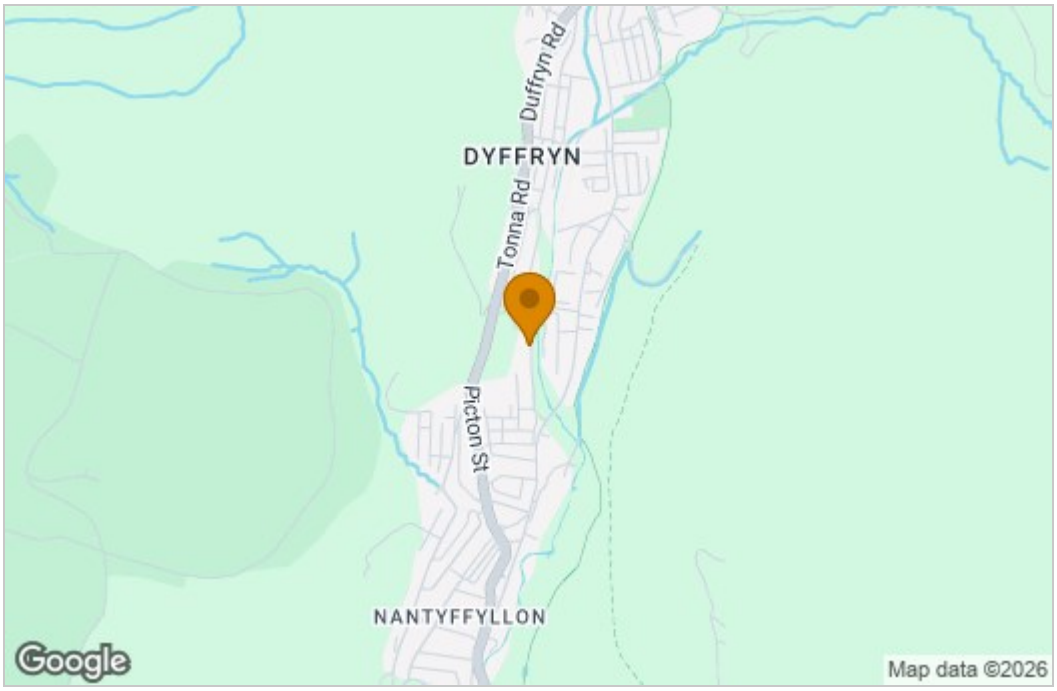
Entry to a concrete driveway via double gates which is suitable for up to 3 vehicles, garden laid to lawn with patio centre pathway leading to the property entrance, bordered with block walls.

Rear Garden

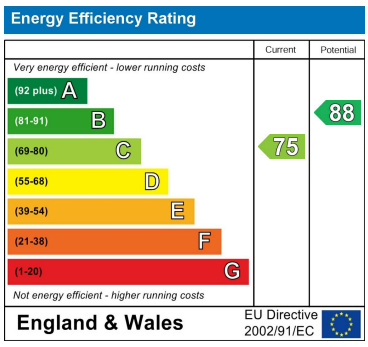
Large area to the side and rear laid to patio, main garden area laid to lawn sloping at an incline, wooden storage shed to the side, bordered with wood panelled fencing.

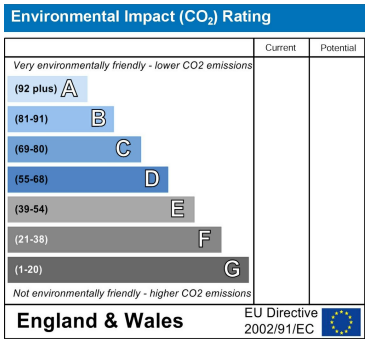
Floor Plan

Area Map



Energy Efficiency Graph





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