



## 10 Heol Cynwyd, Maesteg, CF34 9TB

**£160,000**

Nestled in the charming village of Llangynwyd, Maesteg, this delightful semi-detached house on Heol Cynwyd offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The dual aspect windows flood the reception room with light providing a warm and welcoming atmosphere, perfect for relaxing or entertaining guests. The surrounding area boasts picturesque views and a tranquil environment, making it an excellent choice for those who appreciate nature and a slower pace of life.

The accommodation briefly comprises an entrance hallway, lounge, kitchen/diner and storage/W.C./utility room to side which requires refurbishment. Landing, three bedrooms and bathroom to the first floor.

The property further benefits from uPVC double glazing, gas central heating via back boiler, front garden and larger than average rear garden. Llangynwyd is well-connected, providing easy access to local amenities and transport links, ensuring that you are never far from the essentials. This property presents a wonderful opportunity for anyone looking to settle in a peaceful yet accessible location. Whether you are a first-time buyer or seeking a family home, this charming residence on Heol Cynwyd is certainly worth considering.

Tenure = Freehold (TBC by a legal representative)

EPC = E

Council Tax Band = B

## Ground Floor

### Hallway



Entry via a uPVC door with matching glazed side panel. Skimmed and covered ceiling, skimmed walls, wood effect laminate flooring, radiator, carpeted stairs to first floor and two doors off.

### Lounge 19'8" x 11'9" (6.0 x 3.6)



Skimmed and covered ceiling, skimmed walls, wood effect laminate flooring, two radiators, coal effect gas fire set on a marble hearth with plaster surround, dual aspect uPVC double glazed windows to front and rear.

### Kitchen/Diner 13'1" x 11'5" (4.0 x 3.5)



Papered and covered ceiling, skimmed and tiled walls, tiled flooring, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainer, range style cooker, radiator, uPVC double glazed windows to side and rear and door to:

## Side Entrance

Pvc panelled ceiling, uPVC double glazed doors to front and rear, concrete floor and three doors to W.C. and two storage areas with potential for utility room.

## First Floor

### Landing



Papered and covered ceiling with loft access, skimmed walls, fitted carpet, uPVC double glazed window to front, airing cupboard and four doors off.

### Bedroom One 11'5" x 9'10" (3.5 x 3.0)



Papered ceiling and walls, fitted carpet, radiator and uPVC double glazed window to front.

### Bedroom Two 11'5" x 9'10" (3.5 x 3.0)



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

### Bedroom Three 9'10" x 6'6" (3.0 x 2.0)



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

### Bathroom 6'6" x 6'6" (2.0 x 2.0)



Skimmed and covered ceiling, skimmed and tiled walls, tile effect vinyl flooring, radiator, uPVC double glazed window with obscured glass to side and a three piece suite comprising a panel bath, low level W.C and pedestal wash hand basin.

### Outside

#### Front Garden



Area laid to lawn, bordered with mature trees, steps lead to side access and front door.

#### Rear Garden



Area laid to patio, further area laid to lawn, bordered with mature hedgerows.

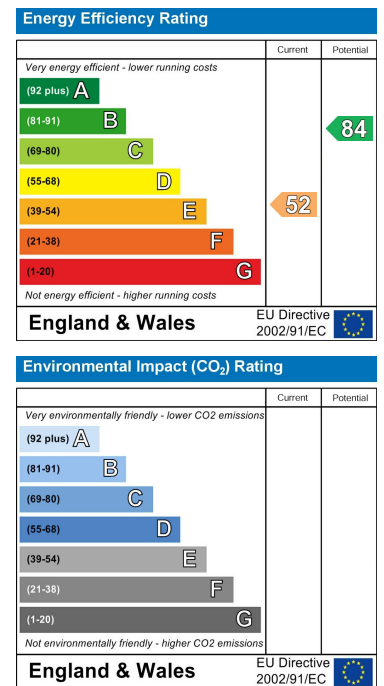
# Floor Plan



# Area Map



# Energy Efficiency Graph



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