



5 Llwyn Derw Avenue, Maesteg, CF34 0BX

Or Nearest Offer £180,000

A rare opportunity to purchase a beautifully presented home on the seldom-available Llwyn Derw Avenue, Maesteg. With just six properties situated on the street, homes here rarely come to market, making this an opportunity not to be missed.

The property offers well-proportioned and tastefully presented accommodation throughout, combining a warm, homely feel with practical living space ideally suited to a range of buyers. Upon entering, you are welcomed into an inviting entrance hallway with staircase leading to the first floor. The ground floor accommodation flows into a spacious dining area, which opens through an attractive archway into the comfortable lounge. This creates a sociable living space while still retaining a sense of separation between the two rooms.

The lounge is beautifully presented and features an attractive fireplace as a focal point, while the adjoining dining room offers ample space for a family dining table and benefits from plenty of natural light. To the rear is a modern fitted kitchen offering a good range of wall and base units, generous worktop space and access to the rear garden. A well-appointed ground floor shower room provides additional practicality and features a generous walk-in shower.

Upstairs, the property offers well presented bedroom accommodation, with the rooms benefiting from excellent built-in storage and plenty of natural light. Externally, the rear garden has been designed with low maintenance in mind, featuring a substantial artificial lawn alongside paved seating areas — providing an ideal space for relaxing, entertaining or enjoying the warmer months.

This charming home combines comfortable accommodation, attractive presentation and manageable outdoor space in a particularly limited residential setting. With only six homes on the street and properties here

Ground Floor

Entrance Hallway



Entry via a uPVC double glazed door, textured ceiling, skimmed and wood panelled walls with dado rail, wood effect laminate flooring, radiator, carpet staircase leading to the first floor, under stairs storage cupboard, door into:-

Open Plan Lounge / Diner

Dining Area 5'7" x 11'8" (1.72 x 3.58)



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

Lounge Area 13'10" x 10'2" (4.22 x 3.11)



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

Kitchen 8'7" x 9'5" (2.63 x 2.88)



Skimmed and coved ceiling with spotlights, skimmed walls with tiled splash backs, tiled flooring, vertical contemporary radiator, a range of base and wall mounted units with a complementary work surface housing a composite sink/drainage with stainless steel swan neck tap, integrated appliances include an eye level oven and an electric hob with a curved glass cooker hood above, space and plumbing for a washing machine, space for a fridge/freezer, uPVC double glazed window to the rear, uPVC double glazed door to the rear providing access into the rear garden, door into:-

Shower Room 4'9" x 9'11" (1.47 x 3.04)



Skimmed and coved ceiling, skimmed and tiled walls, tiled flooring, chrome heated towel rail, three piece suite comprising a double walk-in shower enclosure, vanity wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

First Floor

Landing



Textured and coved ceiling with loft access, skimmed walls, fitted carpet, uPVC double glazed window to the side, three doors off:-

Bedroom One 10'11" x 10'0" (3.34 x 3.07)



Textured and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, fitted sliding door wardrobes, two uPVC double glazed windows to the front.

Bedroom Two 8'11" x 11'5" (2.72 x 3.50)



Textured and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, wall mounted gas combination boiler, uPVC double glazed window to the rear.

Bedroom Three 5'10" x 8'4" (1.80 x 2.56)



Outside

Rear Garden



A generously sized and well maintained, low-maintenance rear garden, featuring an artificial lawn complemented by paved patio and seating areas, providing an ideal space for outdoor dining and entertaining. The garden also benefits from a useful storage shed, convenient side access and an attractive open outlook towards the surrounding hills.

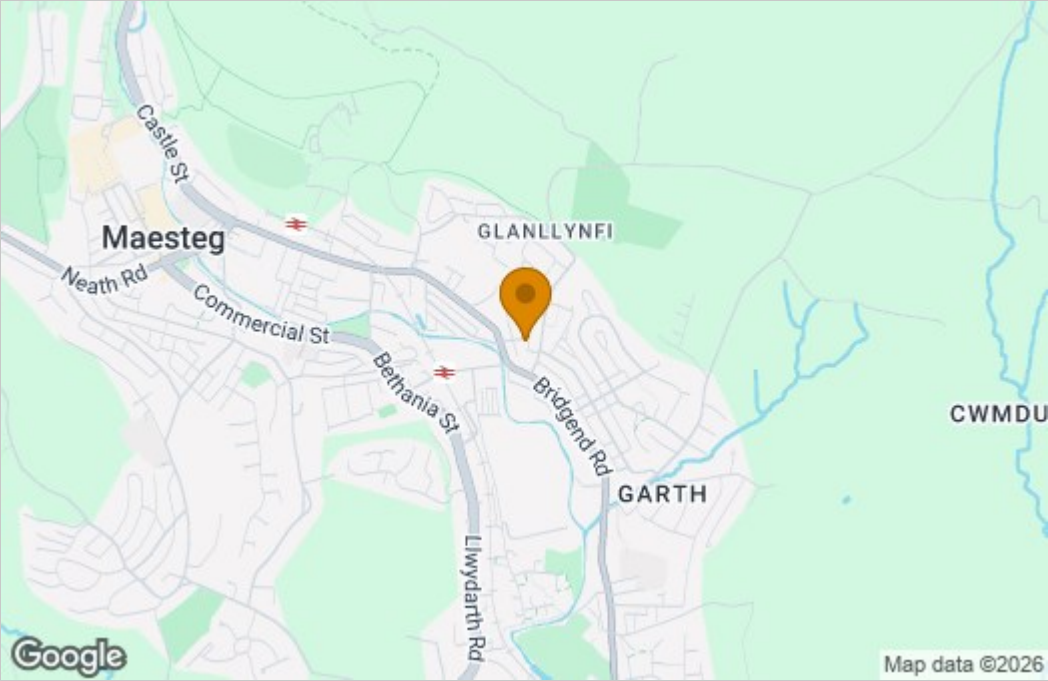
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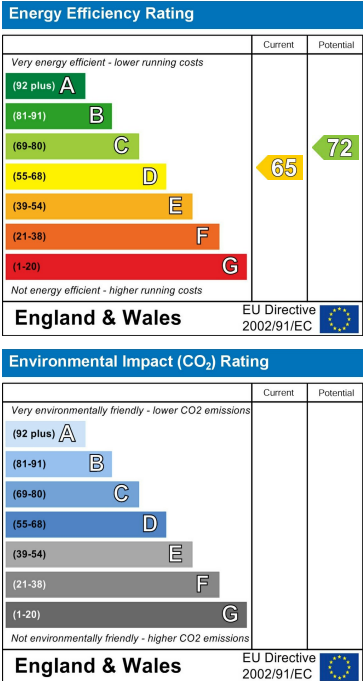
Floor Plan



Area Map



Energy Efficiency Graph



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