

## 8 Heol Cae Defaid, Maesteg, CF34 0DX

### Offers Over £125,000

Ferriers Estate Agents are pleased to offer for sale this two bedroom semi-detached property in a popular cul-de-sac location in Garth. Within walking distance of local schools, shops and public transport links making this an ideal family home. The accommodation briefly comprises:- entrance hallway, kitchen/diner, reception room and a cloakroom to the ground floor. Landing, two bedrooms, a bathroom and a separate W.C. to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, front garden with a driveway for one vehicle and a larger than average rear garden with rear lane access. This property would make an ideal first home for a young couple or small family!

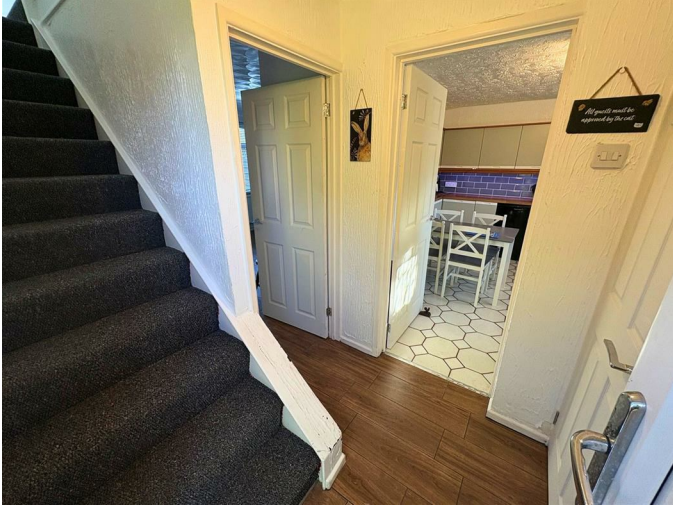
Tenure = Freehold (to be confirmed by a legal representative).

EPC Rating = E.

Council Tax Band = A.

## Ground Floor

### Entrance Hallway



Entry via uPVC double glazed door, textured ceiling, textured walls, wood effect tiled flooring, carpeted stairs to the first floor, three doors off:-

### Kitchen/Diner 11'9" x 9'10" (3.6 x 3)



Textured ceiling, textured and tiled walls, tiled flooring, radiator, built in storage cupboard, a range of wall and base units with complementary work surface housing a one and a half bowl stainless steel sink/drain, integrated appliances to include a double oven and gas hob, space and plumbing for a washing machine and tumble dryer, space for table and chairs, two uPVC double glazed windows to the rear.

### Reception Room 17'3" x 9'9" (5.28 x 2.99)



Textured and coved ceiling, papered walls, wood effect tiled flooring, radiator, under stairs storage cupboard, three uPVC double glazed windows to the front.

### Cloakroom 5'6" x 4'3" (1.7 x 1.3)

Textured ceiling, tiled walls, wood effect tiled flooring, radiator, two piece suite comprising a wall mounted wash hand basin and a low level W.C, plumbing available for a washing machine / tumble dryer or a shower cubicle, uPVC double glazed window with obscured glass to the side.

## First Floor

### Landing



Textured ceiling with loft access, textured walls, fitted carpet, radiator, four doors off:-

**Bedroom One 11'4" x 11'0" (3.47 x 3.36)**



Textured and coved ceiling, skimmed walls, fitted carpet, radiator, built-in storage cupboard, uPVC double glazed window to the front.

**Bedroom Two 11'6" x 9'10" (3.52 x 3)**



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

**Bathroom 11'4" x 6'0" (3.47 x 1.85)**



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

**W.C 5'6" x 2'7" (1.7 x 0.8)**



Textured ceiling, tiled walls, wood effect vinyl flooring, radiator, low level W.C, uPVC double glazed window with obscured glass to the side.

### **Outside**

#### **Front Garden**

Concrete driveway, garden area laid with decorative pea shingle with mature plants and shrubs, paved pathway leading to the property entrance, further area to the side laid to patio, bordered with block walls, steps leading down to larger than average rear garden.

#### **Rear Garden**

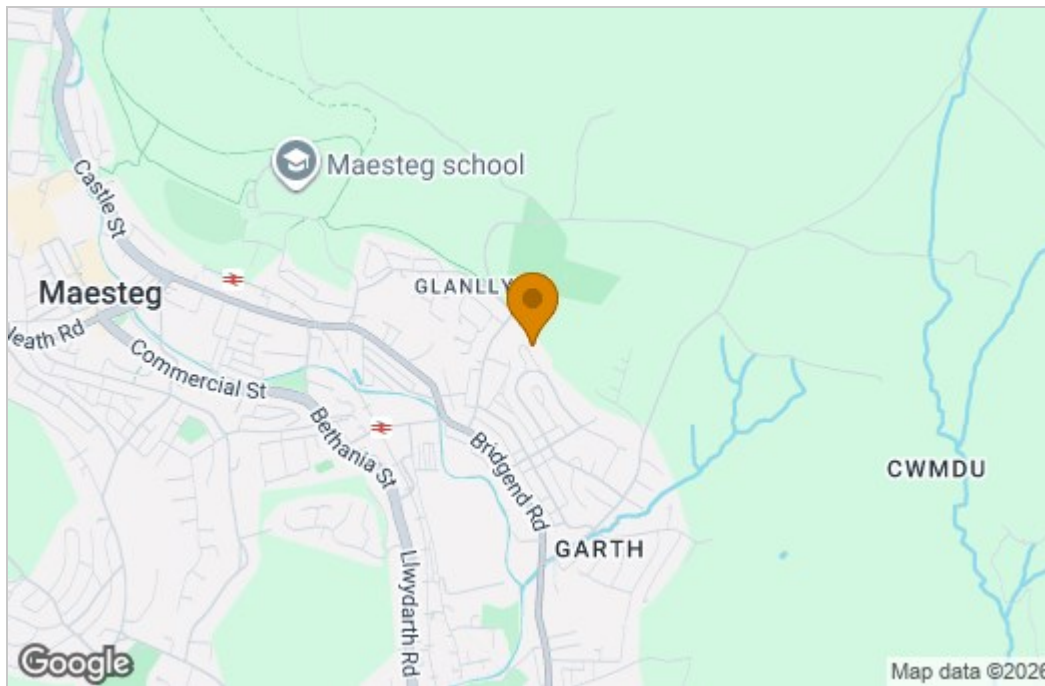


A larger than average garden which is laid to lawn with mature plants and shrubs, gate providing rear access.

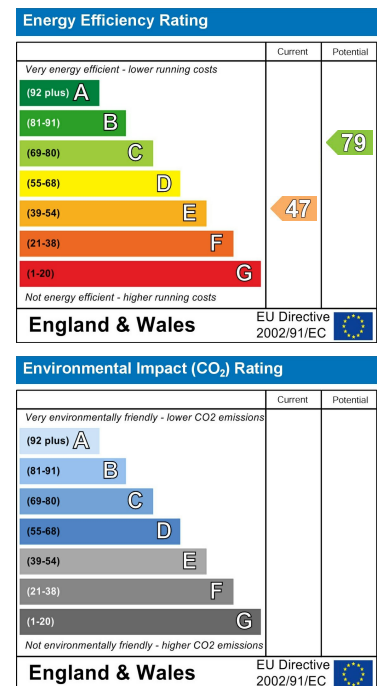
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.