



10 St. Marys Crescent, Maesteg, CF34 0UX

£160,000

Nestled in the charming area of St. Marys Crescent, Maesteg, this delightful bungalow, built in 1965, provides an opportunity for a new owner to make this traditional bungalow the perfect property to suit their own needs.

The accommodation briefly comprises:- entrance hall, lounge, kitchen, dining room, two bedrooms and a shower room. The property further benefits from uPVC double glazing, gas central heating via combination boiler, off-road parking as well as front and rear gardens.

Whether you are looking to downsize, purchase your first home, or simply enjoy the benefits of single-storey living, this property presents an excellent opportunity. With its appealing features and prime location, it is sure to attract interest from a wide range of buyers. Do not miss the chance to make this lovely bungalow your new home.

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

EPC Rating = D.

Council Tax Band = C.

Entrance Hallway



Entry via uPVC double glazed door. Textured and coved ceiling, textured walls, wood effect laminate flooring, radiator, storage cupboard and five doors off.

Lounge 14'9" x 11'5" (4.5 x 3.5)



Textured and coved ceiling, textured and skimmed walls, wood effect laminate flooring, uPVC double glazed bay window to front, uPVC double glazed window to side, radiator and electric log burner effect fire set on a stone hearth and mantle.

Kitchen 9'10" x 8'6" (3.0 x 2.6)



Tongue and grooved ceiling, textured walls, wood effect laminate flooring, uPVC double glazed window and door to side, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl composite sink/drainer, integrated appliances to include a double oven and gas hob , space for fridge and door to:

Dining Room 9'10" x 8'6" (3.0 x 2.6)



Skimmed ceiling and walls, tile effect vinyl flooring, radiator and uPVC double glazed window to side.

Bedroom One 12'5" x 11'5" (3.8 x 3.5)



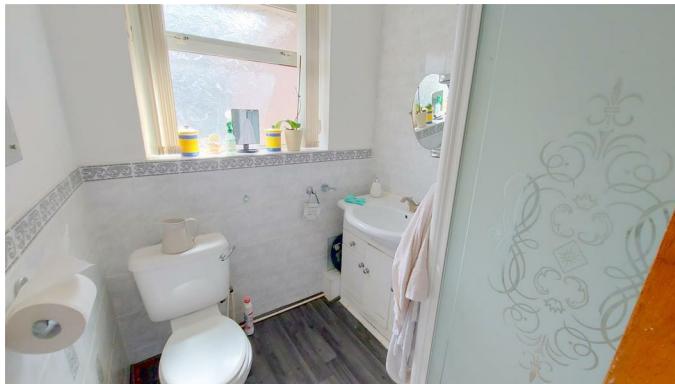
Textured ceiling, skimmed walls, wood effect laminate flooring, radiator and uPVC double glazed window to front.

Bedroom Two 10'9" x 8'10" (3.3 x 2.7)



Textured ceiling, skimmed walls, wood effect laminate flooring, radiator and uPVC double glazed window to rear.

Shower Room 7'2" x 5'10" (2.2 x 1.8)



Tongue and grooved ceiling, skimmed and tiled walls, wood effect laminate flooring, uPVC double glazed window with obscured glass to side and a three piece suite comprising a double shower cubicle, low level W.C and wash hand basin set on a vanity unit.

Outside

Front Garden



Area laid to lawn with a selection of mature plants and shrubs, tarmac driveway suitable for two vehicles and access to rear garden.

Rear Garden



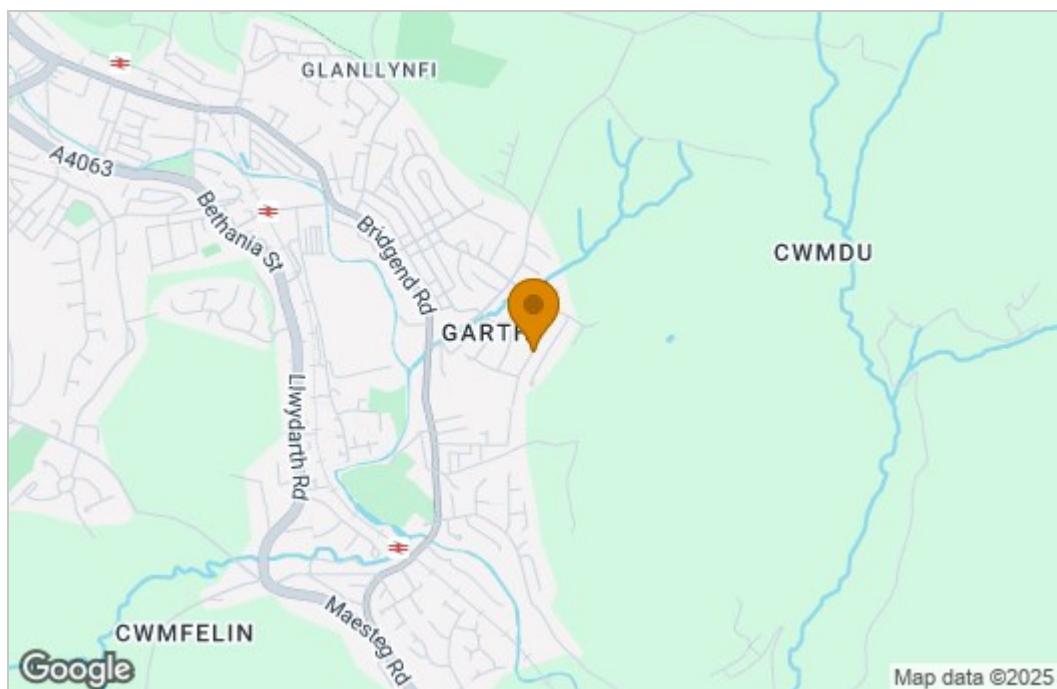
Area laid to concrete, two wooden sheds, block storage shed housing a gas combination boiler and plumbing for washing machine, block storage shed

housing a gas combination boiler and plumbing for washing machine, steps lead up to a further area laid to lawn, bordered with block walls.

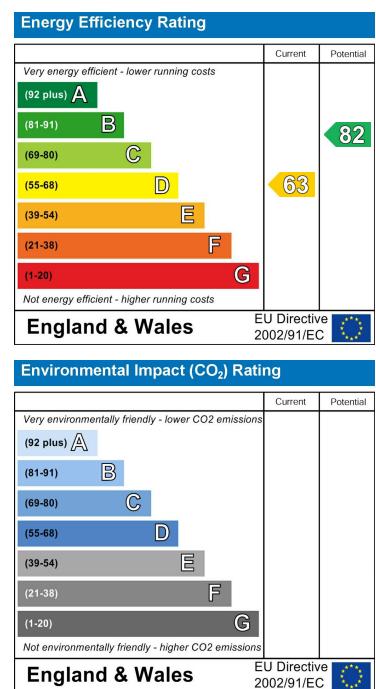
Floor Plan



Area Map



Energy Efficiency Graph



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