



10 Nant Y Ffyrlling, Maesteg, CF34 0BU

£249,950

Occupying a pleasant position within this sought after modern development, this beautifully presented, two bedroom detached bungalow boasts excellent kerb appeal with its attractive façade, beautifully maintained frontage and extensive driveway providing off-road parking for two vehicles. Internally, the property offers spacious and versatile accommodation comprising an impressive open plan lounge/diner opening into a contemporary fitted kitchen, two well-proportioned bedrooms, a modern shower room and an en-suite bathroom to the principal bedroom. Externally, the property further benefits from beautifully landscaped, low-maintenance gardens with paved seating areas, well-maintained lawn and colourful planted borders, creating an ideal space for both relaxation and entertaining. An ideal purchase for those seeking single storey living in a desirable residential location.

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

EPC Rating = B.

Council Tax Band = C.

Entrance Hallway



Entry via a composite front door with frosted glass and matching side panel, skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, four doors off:-

Open Plan Lounge / Kitchen / Diner



Lounge Area 12'11" x 14'0" (3.96 x 4.29)



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

Kitchen / Diner Area 11'4" x 14'10" (3.46 x 4.54)



Skimmed ceiling with spotlights, skimmed walls, tile effect vinyl flooring, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl stainless steel sink/drain, integrated appliances include an induction hob with built-in extractor above as well as an eye level oven and microwave, space and plumbing for a washing machine and dishwasher, wall mounted gas combination boiler enclosed inside a wall mounted unit, uPVC double glazed window to the rear, uPVC double glazed French doors to the side providing access into the side/rear garden.

Shower Room 4'10" x 6'8" (1.48 x 2.04)



Skimmed ceiling, skimmed walls, vinyl flooring, ceramic heated towel rail, three piece suite comprising a shower enclosure with sliding glass door, wall mounted wash hand basin and a low level W.C.

Bedroom One 13'3" x 13'4" (4.05 x 4.08)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, built-in sliding door wardrobe, uPVC double glazed window to the rear, door into:-

En-suite Bathroom 6'2" x 7'3" (1.88 x 2.21)



Skimmed ceiling, skimmed walls, with tiles inside the bath area, wood effect vinyl flooring, ceramic heated towel rail, three piece suite comprising a panel bath with shower over and glass privacy screen, wall mounted wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

Bedroom Two 9'8" x 9'7" (2.96 x 2.94)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, built-in sliding door wardrobe, uPVC double glazed window to the front.

Outside

Front Driveway



Attractive, low-maintenance frontage with a spacious driveway providing ample off-road parking for two vehicles, decorative planted borders and gated side access to the side/rear gardens.

Side & Rear Gardens



Beautifully landscaped, low-maintenance garden with paved seating areas, lawn, decorative borders, a timber summer house, greenhouse and gated side access.

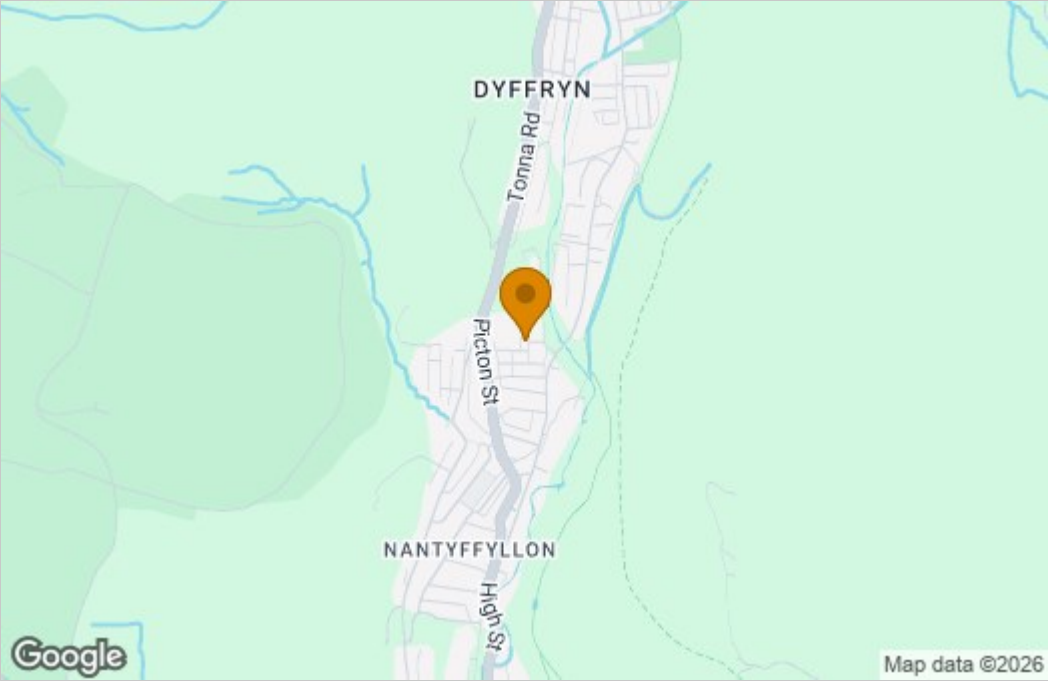
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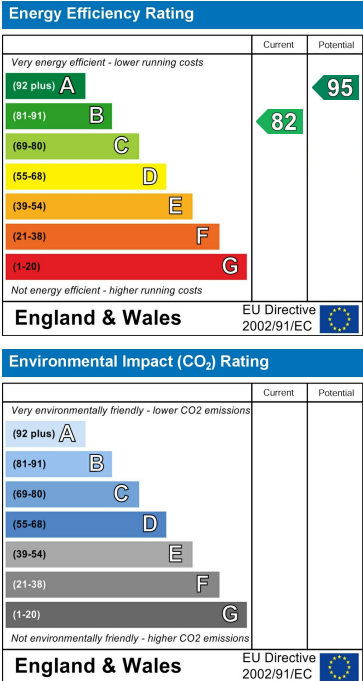
Floor Plan



Area Map



Energy Efficiency Graph



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