



113 Cwrt Coed Parc, Maesteg, CF34 9DR
£295,000

SOLD PRIOR TO MARKETING!!

Ferriers Estate Agents are delighted to offer For Sale this three bedroom semi detached property in the desirable area of Cwrt Coed Parc. The accommodation briefly comprises a hallway, lounge and open plan kitchen diner to the ground floor. Landing, three bedrooms and bathroom to the first floor. The property further benefits from a loft room, uPVC double glazing, gas central heating via combination boiler, landscaped rear garden and off road parking.

Tenure = Freehold (TBC by a legal representative)

EPC = D

Council Tax Band = C

Ground Floor

Entrance Hallway

Entry via a composite front door, textured and coved ceiling, skimmed walls, solid wood flooring, radiator, carpeted staircase leading to the first floor, door into the lounge, door into:-

Cloakroom 4'5" x 2'4" (1.36 x 0.73)

Textured and coved ceiling, skimmed and tiled walls, solid wood flooring, radiator, two piece suite comprising a wall mounted wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the side.

Lounge 13'10" x 13'1" (4.22 x 4.01)

Skimmed and coved ceiling, skimmed walls, solid wood flooring, radiator, uPVC double glazed window to the front, door into:-

Open Plan Kitchen / Orangery

Kitchen Area 16'5" x 9'10" (5.01 x 3)

Skimmed ceiling with spotlights, skimmed walls, tiled flooring, vertical contemporary radiator, a range of high gloss base and wall mounted handleless units with a complementary work surface housing a one and a half bowl composite sink/drainage with mixer tap, integrated appliances to include an eye level oven and microwave as well as a fridge/freezer, four ring gas hob with angled extractor above and a dishwasher, space and plumbing for a washing machine and a wine cooler, under stairs storage cupboard, opening into:-

Orangery 14'3" x 12'8" (4.36 x 3.87)

Skimmed ceiling with spotlights and vaulted roof light, skimmed walls, tiled flooring, vertical contemporary radiator, uPVC double glazed floor to ceiling window to the side, uPVC double glazed bi-folding doors to the rear providing access into the rear garden.

First Floor

Landing

Skimmed and coved ceiling, skimmed walls, fitted carpet, carpeted staircase leading to the loft room, four doors off:-

Bedroom One 12'6" x 8'1" (3.82 x 2.48)

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

Bedroom Two 10'8" x 10'1" (3.27 x 3.08)

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

Bedroom Three 9'6" x 8'0" (2.90 x 2.45)

Textured and coved ceiling, skimmed and papered walls, wood effect laminate flooring, radiator,

storage cupboard, uPVC double glazed window to the front.

Bathroom 5'9" x 6'0" (1.76 x 1.84)

Textured and coved ceiling, tiled walls, tiled flooring, chrome heated towel rail, three piece suite comprising a panel bath with dual rainfall shower over and glass privacy screen, vanity wash hand basin and a low level W.C. with concealed cistern, uPVC double glazed window with obscured glass to the side.

Second Floor

Loft Room 15'10" x 12'9" (4.84 x 3.89)

Skimmed ceiling with two double glazed roof lights, skimmed and papered walls, wood effect laminate flooring, radiator, wall mounted gas combination boiler, eaves storage.

Outside

Front Garden & Driveway



Paviour brick driveway suitable for 2 vehicles, garden area laid to lawn.

Rear Garden

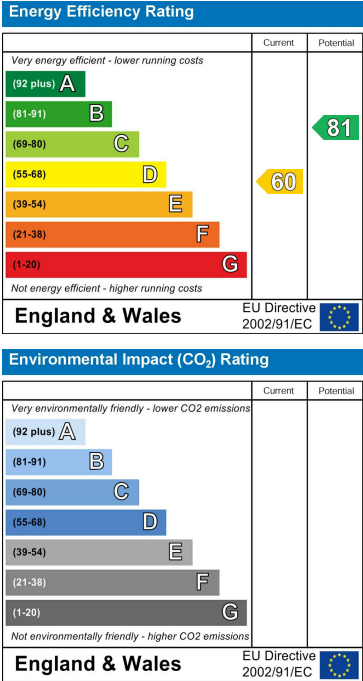
Area laid to patio, further large area of the garden laid to lawn, area to the rear of the garden laid to patio - suitable for garden furniture, area to the side laid to patio with side access around to the front of the property and the driveway, bordered with wood panelled fencing.

Floor Plan

Area Map



Energy Efficiency Graph



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