



## 53 Pond Mawr, Maesteg, CF34 0NG

**£240,000**

Ferriers Estate Agents are pleased to offer for sale this well presented, four bedroom semi-detached property in a highly sought after area. Located in a quiet cul-de-sac, this property is within walking distance of local schools, shops and public transport links, as well as Garth Welfare Park and sports facilities, making this the perfect family home. The accommodation briefly comprises:- entrance porch, hallway, kitchen, bathroom, separate shower room, two reception rooms and a fourth bedroom/extra reception room to the ground floor. Landing and three bedrooms to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, off-road parking to the front for up to 3 vehicles, well maintained side gardens and beautiful mountain views to the front and side. Internal viewing is highly recommended to appreciate what this property has to offer and what's even better is that it's being sold with no on-going chain!

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

EPC Rating = D.

Council Tax Band = D.

## Ground Floor

### Entrance Porch



Entry via a uPVC double glazed door, skinned ceiling, skinned walls, tile effect vinyl flooring, uPVC double glazed windows with obscured glass surrounding, door into:-

### Hallway



Textured and coved ceiling, skinned walls, wood effect laminate flooring, radiator, storage cupboard housing the gas combination boiler, four doors off:-

### Kitchen 9'8" x 8'8" (2.97 x 2.65)



Skinned ceiling, skinned walls with tiled splashbacks, 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/drainer, integrated appliances include an electric oven and hob with built-in extractor above as well as a fridge/freezer, space and plumbing for a washing machine and a slimline dishwasher, serving hatch opening out into the lounge, uPVC double glazed window to the side.

### Bathroom 6'10" x 5'5" (2.09 x 1.67)



Papered ceiling, tiled walls, vinyl flooring, radiator, three piece suite comprising a panel bath, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the front.

Shower Room 6'5" x 3'8" (1.96 x 1.14)



Textured ceiling, skinned walls, wood effect laminate flooring, shower enclosure.

Lounge 17'10" x 9'11" (5.44 x 3.03)



Papered and coved ceiling, skinned walls with dado rail, wood effect laminate flooring, radiator, fireplace - marble back and hearth with wooden mantle over, serving hatch from the kitchen, uPVC double glazed window to the side, opening into:-

Dining Room 12'10" x 10'0" (3.92 x 3.05)



Papered and coved ceiling, skinned and papered walls, wood effect laminate flooring, radiator, carpeted staircase leading to the first floor, uPVC double glazed patio doors to the side providing access into the side garden, door into:-

Bedroom Four 10'2" x 9'10" (3.11 x 3)



Textured and coved ceiling, skinned and papered walls, fitted carpet, radiator, uPVC double glazed window to the side.

#### First Floor

#### Landing

Textured and skinned ceiling, textured and skinned walls, fitted carpet, three doors off:-

Bedroom One 17'10" x 7'1" (5.45 x 2.17)



Skimmed ceiling, skimmed and papered walls, fitted carpet, radiator, eaves storage, uPVC double glazed window to the side.

Bedroom Two 10'8" x 9'10" (3.26 x 3.02)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, fitted wardrobes, uPVC double glazed window to the side.

Bedroom Three 9'11" x 6'10" (3.03 x 2.10)



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

#### Outside

Front Driveway



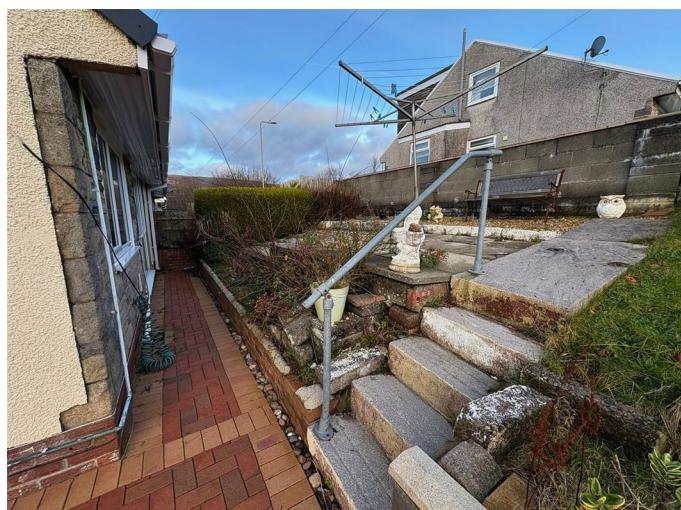
Entry via double wrought iron gates, paviour brick driveway with room for up to 3 vehicles and is bordered with block walls, garden areas to the left and right hand sides of the driveway - both of which wrap around the sides of the property.

### Left Hand Side Garden



Garden laid to lawn, bordered with block walls and hedging and wraps around the side of the property where this is a further area laid with decorative pea shingle, making an ideal seating area for garden furniture, brick built storage shed.

### Right Hand Side Garden

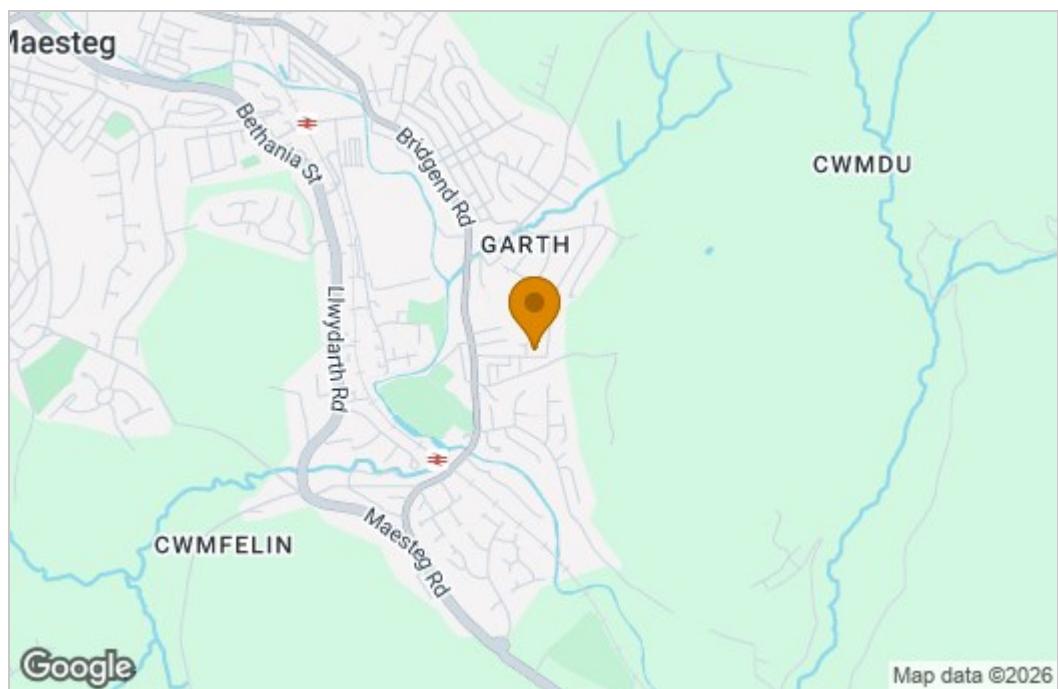


Raised garden area which is accessed via concrete steps, areas laid to lawn with mature plants and shrubs, bordered with block walls.

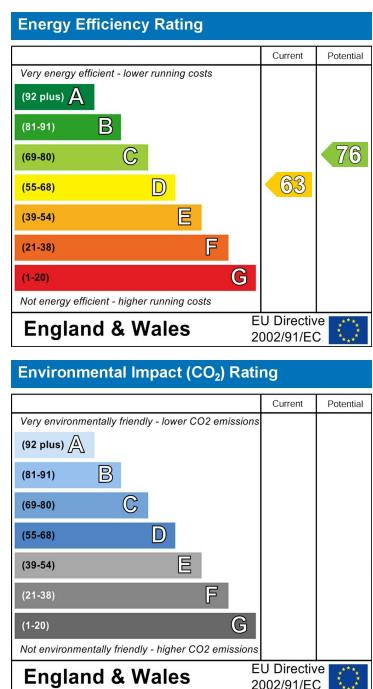
## Floor Plan



## Area Map



## Energy Efficiency Graph



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