



10 Y Goedlan, Maesteg, CF34 9GD

£270,000

Nestled in the charming area of Y Goedlan, Maesteg, this delightful detached property at the end of a private driveway offers a perfect blend of modern living and comfort. Built in 2001, the property boasts a contemporary design that is both inviting and functional. Conveniently located for access to Cwmfelin Primary School, public transport links, Garth Welfare Park and sports facilities.

The accommodation briefly comprises an entrance hallway, cloakroom, a spacious reception room, ideal for entertaining guests or enjoying quiet family evenings, kitchen/diner and conservatory to the ground floor. The first floor consists of a landing, three well-proportioned bedrooms, en suite to master and a family bathroom, providing a peaceful retreat for everyone in the household.

The property further benefits from uPVC double glazing, gas central heating via a combination boiler, garage and off road parking, a valuable asset in today's busy world.

The outdoor space surrounding the property offers potential for gardening or simply enjoying the fresh air.

This property is not just a house; it's a home that promises comfort and convenience in a lovely community setting. Whether you are looking to settle down or invest, this residence is certainly worth considering.

Tenure = Freehold (TBC by a legal representative)

EPC = TBC

Council Tax Band = D

Ground Floor

Hallway



Entry via a composite door. Textured and coved ceiling, skimmed walls, tiled flooring, radiator, carpeted stairs to first floor and two doors off.

Cloakroom 3'11" x 2'7" (1.2 x 0.8)



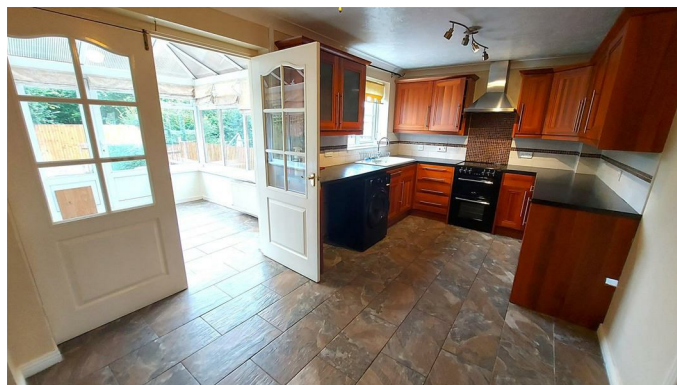
Textured ceiling, skimmed walls, tiled flooring, radiator, uPVC double glazed window with obscured glass to front and a two piece suite comprising a low level W.C and wall mounted wash hand basin.

Lounge 16'4" x 13'1" (5.0 x 4.0)



Textured and coved ceiling, skimmed walls, fitted carpet, two radiators, log effect electric fire set on a marble hearth and surround, uPVC double glazed window to front and door to:

Kitchen/Diner 16'4" x 9'6" (5.0 x 2.9)



Textured and coved ceiling, skimmed and tiled walls, tiled flooring, radiator, under stairs storage, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl ceramic sink/drainers, integrated slimline dishwasher, space for cooker, washing machine, tumble dryer and fridge freezer, uPVC double glazed window to rear and doors to:

Conservatory 8'10" x 8'10" (2.7 x 2.7)



Polycarbonate roof, skimmed dwarf walls, tiled flooring, radiator, uPVC double glazed windows to sides and uPVC double glazed French doors to rear.

First Floor

Landing



Textured and coved ceiling with loft access, skimmed walls, fitted carpet, two storage cupboards, one of which has a gas combination boiler, uPVC double glazed window to side and four doors off.

Master Bedroom 11'5" x 9'10" (3.5 x 3.0)



Textured ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to front, built in wardrobe and door to:

Ensuite 4'7" x 4'7" (1.4 x 1.4)



Textured ceiling, skimmed and tiled walls, tiled flooring, uPVC double glazed window with obscured glass to side, chrome towel rail radiator and three piece suite comprising a shower cubicle, low level W.C and wash hand basin set on a vanity unit.

Bedroom Two 10'2" x 9'2" (3.1 x 2.8)



Textured ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to rear, built in wardrobe and fitted sliding door wardrobes.

Bedroom Three 7'6" x 6'6" (2.3 x 2.0)



Textured ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to front,

Bathroom 6'2" x 5'10" (1.9 x 1.8)



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

Outside

Front Garden



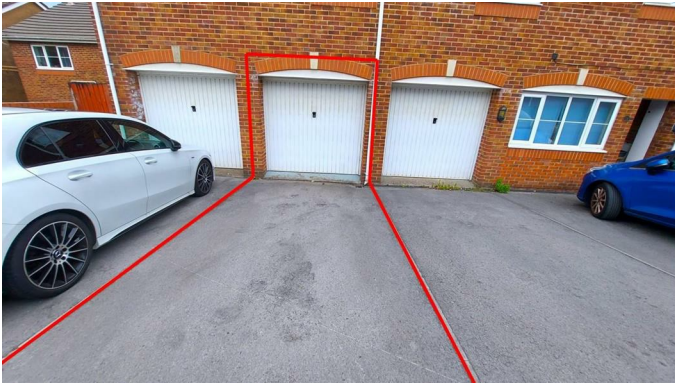
Two areas laid to lawn with a central path. Parking bay and access to garage.

Rear Garden



Area laid to lawn, further area laid to decking with a pergola, wooden storage shed, bordered with wood panelled fencing and a gate to side offering access to front of property and gate to rear offering access to public footpath.

Garage



Separate garage accessed via an up and over door.

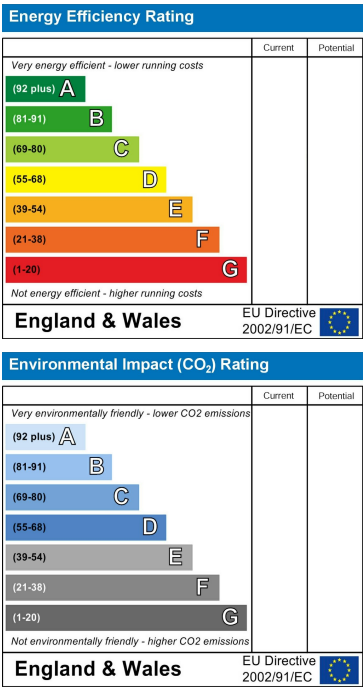
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.