



45 Heol Ty-Gwyn, Maesteg, CF34 0BD

O.I.R.O £255,000

Welcome to Heol Ty-Gwyn, a well proportioned three bedroom, semi-detached home set within a popular and family friendly neighbourhood.

Via the entrance porch and through the hallway, positioned to the right of the property is the lounge, a comfortable and inviting space featuring wooden laminate flooring and ample room for a large sofa and media wall setup. Patio doors open directly into the conservatory which during social gatherings, functions as an additional lounge space, providing a quieter area for guests to unwind.

Flowing seamlessly from the lounge, you're led through to the kitchen. This is a bright and practical space, fitted with wooden cabinetry, complemented by cream tiling and light coloured worktops. The room benefits from large windows, allowing plenty of natural light to fill the space.

The property additionally comprises three double bedrooms as well as a first floor shower room.

Externally, the north east facing rear garden is fully bricked for low maintenance and enjoys excellent morning sunlight. It is a fantastic size for outdoor seating, family use, or entertaining guests. The property also benefits from convenient off-road parking to the front.

Heol Ty-Gwyn is ideally situated within Maesteg, a thriving and close knit community. Within walking distance, you'll find Nantffyllon Primary School, as well as Maesteg town centre which has a selection of supermarkets and a variety of cafés, restaurants and local amenities, while Maesteg Comprehensive School is just a short distance away. For outdoor enthusiasts, Maesteg Welfare Park is only a short walk away, offering scenic walks and open green space. The property also enjoys excellent transport links to Bridgend & Port Talbot, making it ideal for commuters.

Tenure = Freehold (TBC by a legal representative)

EPC = D

Council Tax Band = C

Ground Floor

Entrance Porch 9'5" x 3'11" (2.88 x 1.20)



Entry via a uPVC double glazed door, skimmed ceiling, skimmed walls, tiled flooring, uPVC double glazed windows surrounding, uPVC double glazed door with obscured glass and matching side panel into:-

Hallway



Textured ceiling, papered walls, wood effect laminate flooring, carpeted staircase leading to the first floor, clear glass oak door into the lounge / diner, door into:-

Bedroom Three 8'11" x 8'4" (2.73 x 2.55)



Textured ceiling, papered walls, wood effect vinyl flooring, radiator, storage cupboard, uPVC double glazed window to the side.

Lounge / Diner 21'2" x 11'11" (6.47 x 3.64)



Textured and covered ceiling, skimmed walls (with wallpaper on the chimney breast) with dado rail, wood effect laminate flooring, radiator, coal effect gas fire sitting on a limestone back and hearth with limestone mantle over, uPVC double glazed French doors to the rear providing access into the conservatory, clear glass oak door into:-

Kitchen 11'5" x 7'10" (3.50 x 2.39)



Textured and covered ceiling, papered and tiled walls, tile effect vinyl flooring, a range of base and wall mounted units with a complementary work surface housing a ceramic one and a half bowl sink/drainage with stainless steel mixer tap, electric double oven with built-in four ring gas hob (to remain), space and plumbing for a washing machine, space for a fridge/freezer, storage cupboard, uPVC double glazed window to the rear, uPVC double glazed door into:-

Conservatory 14'4" x 12'6" (4.37 x 3.82)



Glass roof, skimmed dwarf walls, herringbone effect vinyl flooring, dwarf radiator, uPVC double glazed window surrounding, uPVC double glazed French doors to the rear providing access into the rear garden.

First Floor

Landing



Textured ceiling, papered walls, fitted carpet, storage cupboard, three doors off:-

Bedroom One 14'4" x 8'11" (4.39 x 2.74)



Textured ceiling with loft access, papered walls, fitted carpet, radiator, airing cupboard housing the gas combination boiler, uPVC double glazed window to the front.

Bedroom Two 12'2" x 8'5" (3.71 x 2.59)



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

Shower Room 6'11" x 5'4" (2.12 x 1.65)



Textured and covered ceiling, PVC panelled walls, vinyl flooring, radiator, three piece suite comprising wet room style shower area, vanity wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

Outside

Driveway / Front Garden



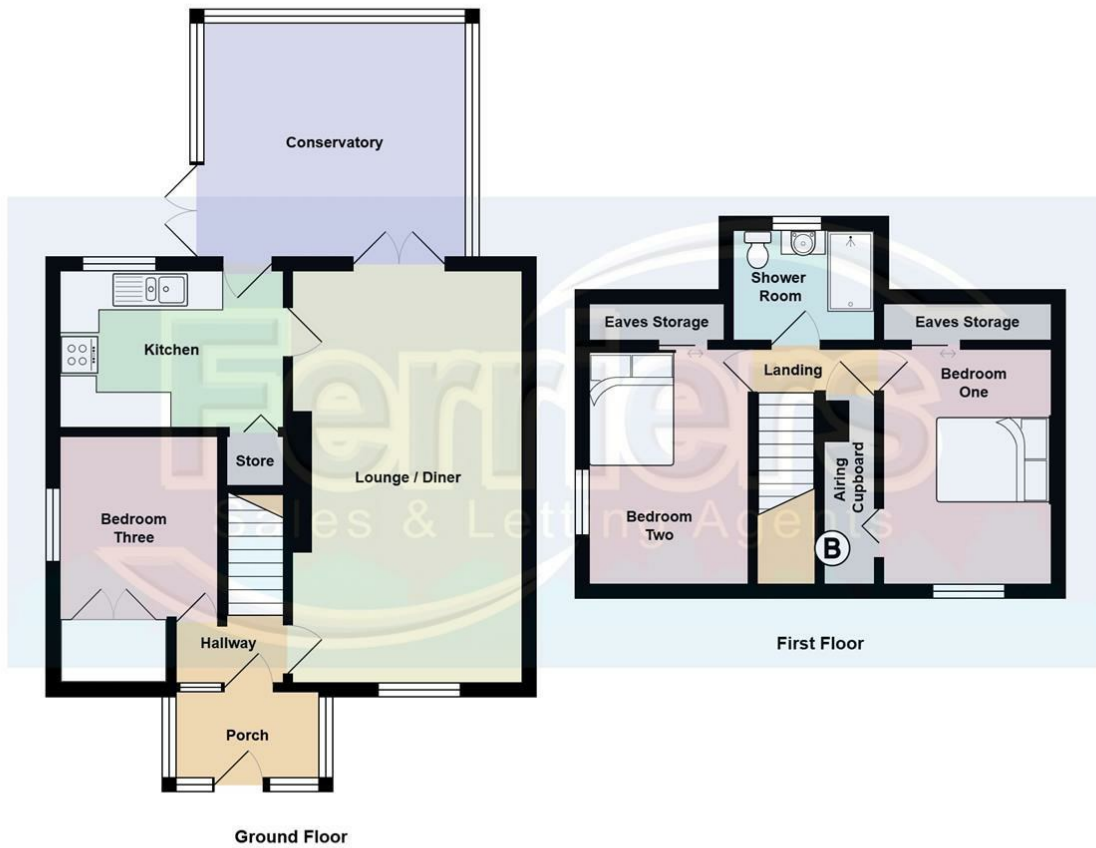
Entry via double wrought iron gates onto the driveway which is laid to paviour brick, enough room for two vehicles, side access around to the rear garden, bordered with block walls.

Rear Garden



A north east facing garden laid mostly to paviour brick, area laid to patio to the side with storage shed (to remain), area laid with decorative pebbles, bordered with block walls.

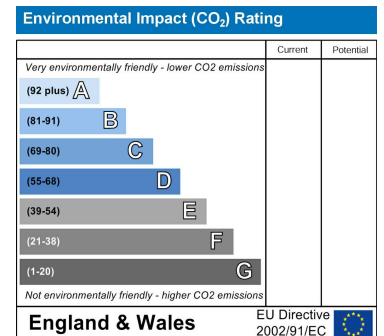
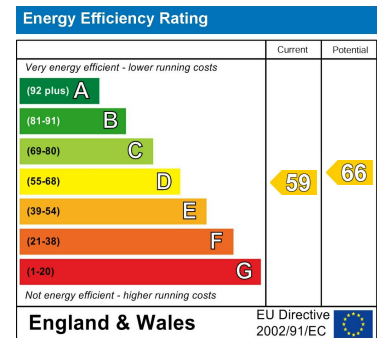
Floor Plan



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