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Glamorgan, CF34 9DS  
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## 9a Bank Street , Maesteg, CF34 9LX

Nestled in the ever popular Bank Street in Maesteg, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

Maesteg is known for its friendly community and excellent local amenities, including shops, schools, and parks, all within easy reach. This location offers a wonderful balance of suburban living with the convenience of nearby urban facilities.

The accommodation briefly comprises a porch, hallway, lounge, kitchen, utility room and wetroom to the ground floor. Landing, three bedrooms and bathroom to the first floor.

The property further benefits from uPVC double glazing, gas central heating via combination boiler, rear garden and side access.

Whether you are looking to settle down in a family home or seeking a comfortable space to call your own, this semi-detached house on Bank Street is a fantastic opportunity. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.

Tenure = Freehold (TBC by a legal representative)

EPC = TBC

Council Tax Band = B

**£145,000**

# 9a Bank Street

, Maesteg, CF34 9LX



- Three Bedroom Semi Detached Property
- Side Access
- Tenure = Freehold (TBC by a legal representative)
- Ideal Investment or First Purchase
- uPVC Double Glazing Throughout
- EPC = TBC
- Two Bathrooms
- GCH via Combination Boiler
- Council Tax band = B

## GROUND FLOOR

[Porch](#)

[Hallway](#)

[Lounge](#)

21'7" x 13'1" (6.6 x 4.0)

[Kitchen](#)

11'9" x 9'2" (3.6 x 2.8)

[Utility Room](#)

9'2" x 5'10" (2.8 x 1.8)

[Wet Room](#)

9'2" x 5'10" (2.8 x 1.8)

## FIRST FLOOR

[Landing](#)

[Bedroom One](#)

16'0" x 11'5" (4.9 x 3.5)

[Bedroom Two](#)

10'2" x 10'2" (3.1 x 3.1)

[Bedroom Three](#)

9'2" x 5'6" (2.8 x 1.7)

[Bathroom](#)

6'10" x 6'6" (2.1 x 2.0)

## OUTSIDE

[Rear Garden](#)

[Disclaimer](#)



[Directions](#)



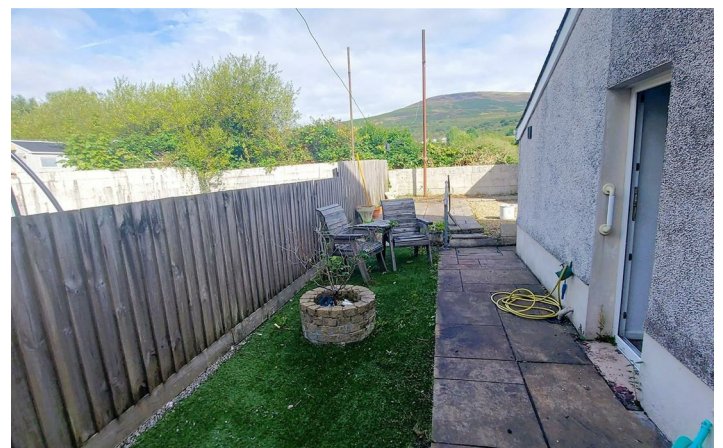
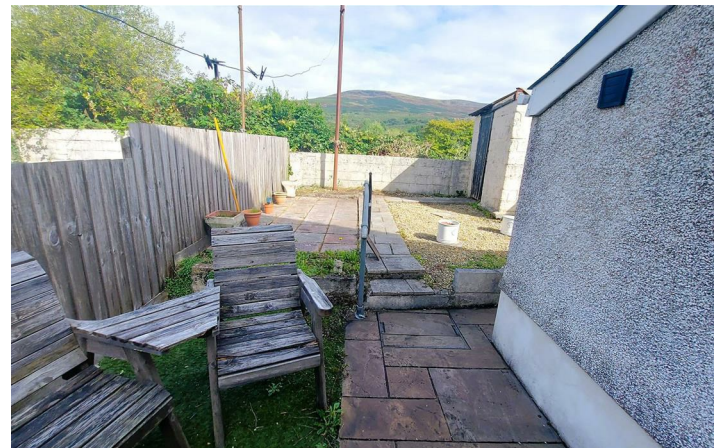


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| Energy Efficiency Rating                    |                    | Environmental Impact (CO <sub>2</sub> ) Rating                  |                    |
|---------------------------------------------|--------------------|-----------------------------------------------------------------|--------------------|
| Very energy efficient - lower running costs | (92 plus) <b>A</b> | Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) <b>A</b> |
|                                             | (81-91) <b>B</b>   |                                                                 | (81-91) <b>B</b>   |
|                                             | (69-80) <b>C</b>   |                                                                 | (69-80) <b>C</b>   |
|                                             | (55-68) <b>D</b>   |                                                                 | (55-68) <b>D</b>   |
|                                             | (39-54) <b>E</b>   |                                                                 | (39-54) <b>E</b>   |
|                                             | (21-38) <b>F</b>   |                                                                 | (21-38) <b>F</b>   |
|                                             | (1-20) <b>G</b>    |                                                                 | (1-20) <b>G</b>    |
| Not energy efficient - higher running costs |                    | Not environmentally friendly - higher CO <sub>2</sub> emissions |                    |
| England & Wales                             |                    | England & Wales                                                 |                    |
| EU Directive 2002/91/EC                     |                    | EU Directive 2002/91/EC                                         |                    |