62 Mill View Estate, Maesteg, CF34 0DE

£240,000

Nestled within the charming Mill View Estate in Maesteg, this detached bungalow set on a large level plot offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room and the kitchen / diner provides ample space, perfect for entertaining guests or enjoying quiet evenings at home.

The accommodation briefly comprises a porch, kitchen/diner, lounge, inner hall, three bedrooms, bathroom and conservatory. The property further benefits from uPVC double glazing, gas central heating via combination boiler, off-road parking for up to four vehicles, a single garage, car port and an enclosed rear garden with large storage shed.

Local amenities, schools, and transport links are within easy reach, making it a practical choice for everyday living. The property would benefit from some refurbishment but offers a fantastic opportunity to create your ideal home on a large and level plot which is quite a treat in a valley town.

Tenure = Freehold (to be confirmed by a legal representative).
EPC Rating = C.
Council Tax Band = C.

Entrance Porch

Entry via a uPVC double glazed door, polycarbonate roof, uPVC double glazed windows surrounding, tiled flooring, uPVC double glazed door with obscured glass into door into:-

Kitchen / Diner 15'10" x 10'0" (4.85 x 3.05)

Textured and coved ceiling, papered and tiled walls, wood effect laminate flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a ceramic sink/drainer with stainless steel mixer tap, integrated appliances to include an eye level oven and four ring gas hob, space and plumbing for a washing machine, space for a fridge/freezer, storage cupboard, space for a dining table, two uPVC double glazed windows to the front and side, door into the inner hallway, door into:-

Lounge 17'11" x 10'3" (5.48 x 3.14)

Textured and coved ceiling, papered walls, wood effect tiled flooring, radiator, coal effect gas fire sitting on a granite back and hearth with mantle over, uPVC double glazed window to the front, door into:-

Inner Hallway

Textured ceiling with loft access, textured walls, wood effect vinyl flooring, six doors off:-

Bedroom One 12'9" x 10'3" (3.89 x 3.13)

Papered and coved ceiling, papered walls, fitted carpet, radiator, fitted wardrobes, uPVC double glazed window to the rear which looks into the conservatory.

Bedroom Two 11'4" x 9'8" (3.46 x 2.96)

Papered and coved ceiling, papered walls, wood effect tiled flooring, radiator, fitted wardrobes, uPVC double glazed French doors to the rear providing access into the conservatory.

Bedroom Three 8'5" x 8'1" (2.58 x 2.48)

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

Conservatory 19'9" x 7'1" (6.04 x 2.17)

Polycarbonate roof, skimmed and PVC panelled walls, fitted carpet, radiator, uPVC double glazed windows surrounding, uPVC double glazed door to the side providing access into the rear garden.

Bathroom 6'1" x 5'4" (1.87 x 1.63)

PVC panelled ceiling, tiled walls, tiled flooring, chrome heated towel rail, three piece suite comprising a panel bath with shower over, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the side.

Outside

Front Driveway

Tarmac driveway suitable for up to four vehicles, mature plants and shrubs, double steel gates providing access around the side of the property to the garage and rear garden, bordered with block walls.

Garage

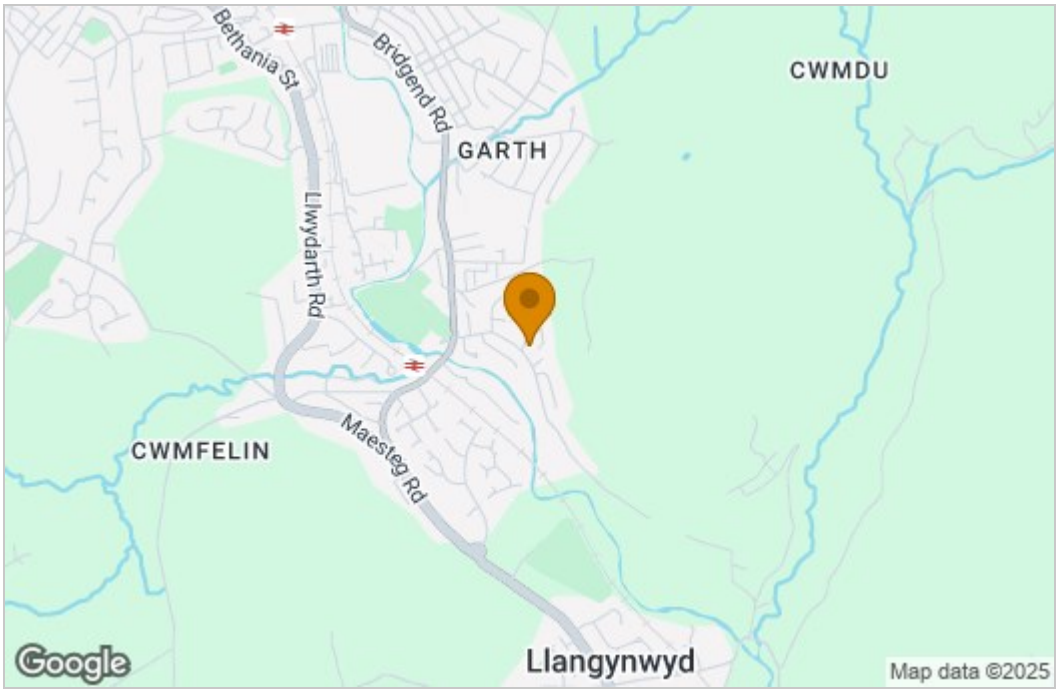
Via an up-and-over door, suitable for one vehicle or for storage.

Rear Garden

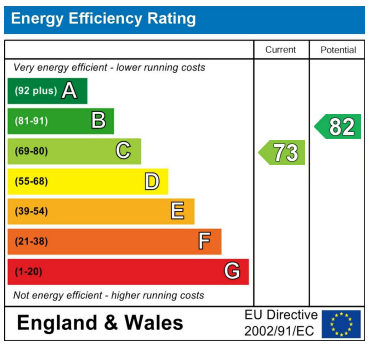
A larger than average rear garden which is mostly laid to lawn, two storage sheds as well as an area with a greenhouse, outside W.C., feature water fountain, bordered with trees and block walls, spectacular views of the Llynfi valley and beyond.

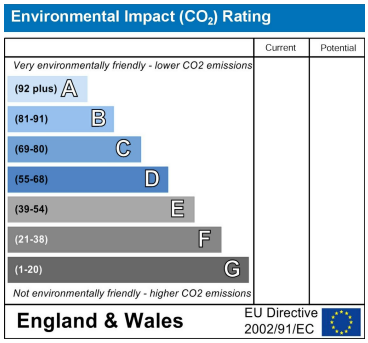
Floor Plan

Area Map



Energy Efficiency Graph





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