



5 Aneurin Bevan's Way, Maesteg, CF34 0SX

£240,000

Nestled on the charming Aneurin Bevan's Way in Maesteg, this delightful semi-detached property offers a perfect blend of comfort and convenience, ideal for families or those seeking extra space. Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living.

The ground floor accommodation briefly comprises:- entrance hallway, an inviting reception room which provides a warm and welcoming atmosphere, kitchen and conservatory which is perfect for relaxation or entertaining guests.

The first floor accommodation briefly comprises a landing, three well-proportioned bedrooms, and a well-appointed bathroom, ensuring that all your daily needs are met with ease.

One of the standout features of this property is the ample parking space, accommodating up to three vehicles, which is a rare find in many urban settings.

The property further benefits from uPVC double glazing throughout, gas central heating via combination boiler and a private rear garden.

Whether you are a first-time buyer or looking to settle down in a spacious family home, this property on Aneurin Bevan's Way is sure to impress. Don't miss the opportunity to make this lovely house your new home.

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

EPC Rating = D.

Council Tax Band = C.

Ground Floor

Entrance Hallway



Entry via a composite front door with matching side panels. Papered ceiling, papered walls, fitted carpet, radiator, carpeted staircase leading to the first floor, uPVC double glazed window to the side, door into:-

Lounge 19'8" x 13'1" (6. x 4.0)



Papered ceiling, papered walls, fitted carpet, two radiators, coal effect gas fire set on a marble hearth and mantle, uPVC double glazed Bay window to the front, door into the kitchen, sliding patio doors into:-

Conservatory 11'5" x 10'9" (3.5 x 3.3)



Glass roof, skimmed walls, fitted carpet, radiator, uPVC double glazed windows to two sides and uPVC double glazed door to the rear.

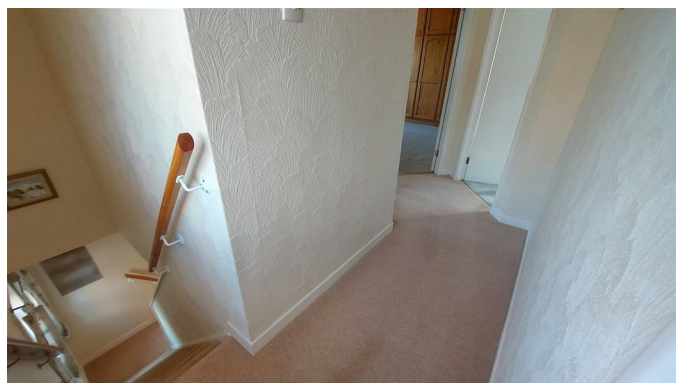
Kitchen 12'1" x 9'6" (3.7 x 2.9)



Papered ceiling, papered and tiled walls, tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage, space for washing machine, cooker, fridge freezer and breakfast table, wall mounted gas combination boiler, uPVC double glazed window to the side, uPVC double glazed door to the rear providing access into the rear garden.

First Floor

Landing



Papered ceiling with loft access, papered walls, fitted carpet, uPVC double glazed window to the side, four doors off:-

Bedroom One 12'1" x 12'1" (3.7 x 3.7)



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

Bedroom Two 12'1" x 8'10" (3.7 x 2.7)



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

Bedroom Three 9'2" x 6'6" (2.8 x 2.0)



Skimmed ceiling and walls, fitted carpet, radiator, storage cupboard over stairwell and uPVC double glazed window to the front.

Shower Room 9'10" x 5'6" (3.0 x 1.7)



Tongue and grooved ceiling, tiled walls, tiled flooring, three piece suite comprising a quadrant shower cubicle, vanity wash hand basin with storage cupboards and a low level W.C. with concealed cistern, uPVC double glazed window with obscured glass to the rear.

Outside

Front Garden



A well presented front garden laid predominantly with flagstone paving and complemented by a selection of mature plants and shrubs, bordered by block walls with wrought iron driveway gates.

Driveway



A generous brick-paved driveway providing off-road parking for up to three vehicles, with secure gated access.

Rear Garden



The attractive rear garden offers a spacious patio area ideal for outdoor seating and entertaining, complemented by a raised fish pond and well-established beds with mature plants and shrubs. A greenhouse provides additional space for keen gardeners.

Garage



A substantial block-built garage benefitting from power and lighting with twin doors to the front, providing excellent additional parking or storage space.

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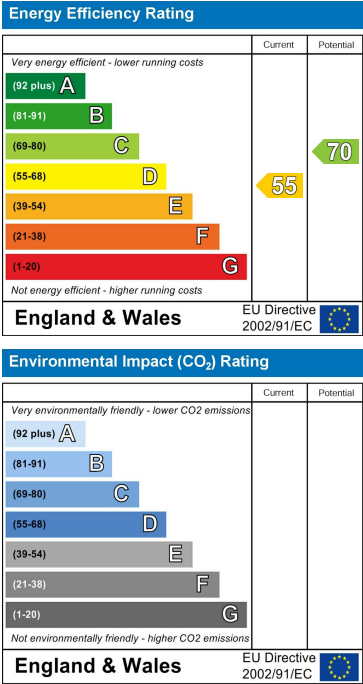
Floor Plan



Area Map



Energy Efficiency Graph



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