

9 Zoar Avenue, Maesteg, CF34 9UT Offers In The Region Of £134,995

INVESTMENT PROPERTY - CONTRACT HOLDER IN SITU - Welcome to Zoar Avenue, Maesteg ! This delightful property boasts a cosy reception room, three lovely bedrooms, and a well-maintained bathroom. Front and rear gardens, provide ample space for outdoor relaxation and entertaining.

Located in the quaint village of Maesteg, this home offers the perfect blend of comfort and convenience. This property presents a fantastic investment opportunity if your seeking a promising rental property, this end terrace house is sure to capture your heart. Don't miss out on the chance to make this house your own!

To book a viewing please contact Pennaf Premier 01639 760033

GROUND FLOOR



Cloakroom

6'4" x 2'11" (1.947 x 0.903)

Upvc double glazed window to rear, low level W.C, small wash hand basin. Plaster painted and wallpaper to walls, plaster ceiling, central light, radiator, ceramic flooring.

Entrance Hallway

Entrance through Upvc double glazed front door to hallway. Stairs leading to first floor. Ceramic floor tiling.

Reception Room One

16'0" x 11'5" (4.901 x 3.485)

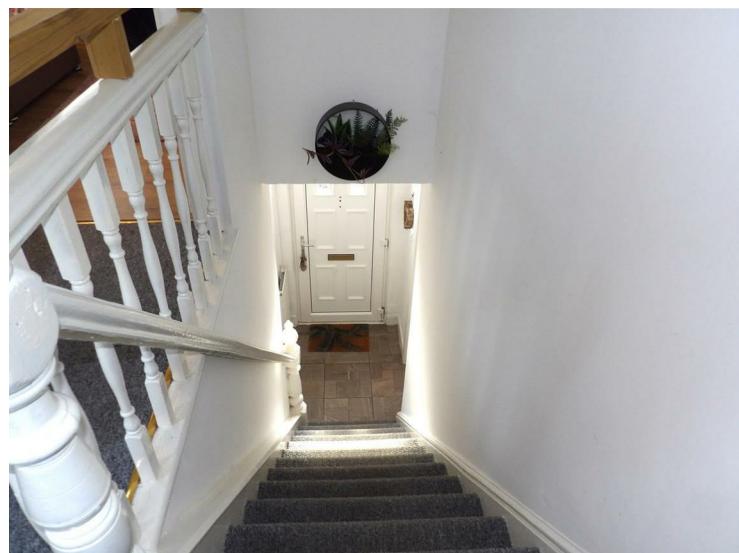
Upvc double glazed window to front with Upvc double glazed french doors leading to rear garden. Plaster painted walls and ceiling, central light, radiator, laminate flooring.



FIRST FLOOR

Stairs And Landing

Carpet to stairs leading to first floor, Wooden banister and handrail, Upvc double glazed window top of stairs, access to loft.



Bedroom One

12'0" x 8'3" (3.662 x 2.517)

Upvc double glazed window to front, plaster walls and ceiling, central light, radiator, carpet.



Bedroom Two

10'9" x 10'7" (3.290 x 3.251)

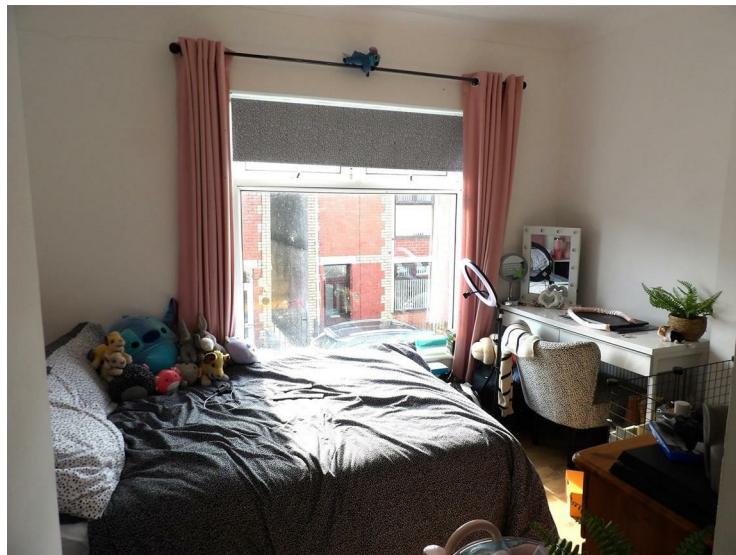
Upvc double glazed window to front, plaster walls and ceiling, central light, radiator, carpet.



Bathroom

8'1" x 7'4" (2.477 x 2.258)

Upvc double glazed window to rear. Fully tiled walls, plaster ceiling, central light. Shower over paneled bath with screen, low level W.C, wash hand basin, radiator. Cupboard housing combination boiler serving domestic hot water and central heating. Ceramic floor tiles.



Bedroom Three

7'3" x 6'4" (2.226 x 1.933)

Upvc double glazed window to rear, plaster walls and ceiling, central light, radiator, carpet.



EXTERNAL

Front Garden

Enclosed front garden with brick wall and wrought iron fencing and gate, pathway leading to front door.

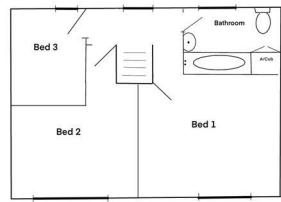
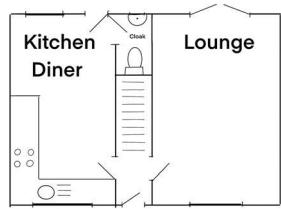
Rear Garden

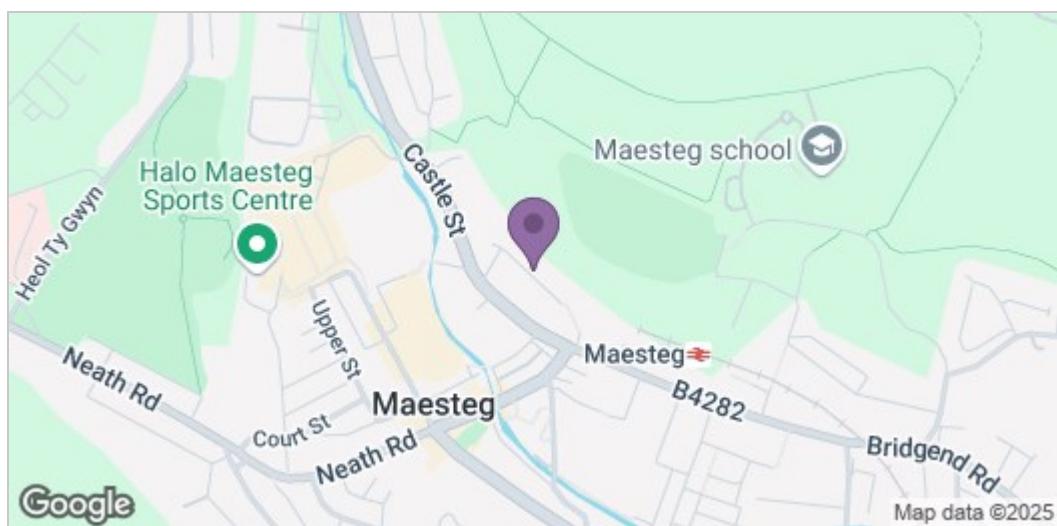
Enclosed rear garden with brick wall, wooden gate to side access. Patio area and brick built shed.



Floor Plan

Drawing is not to scale.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.