







3 Heol Yr Ysgol, Maesteg, CF34 9SS

£159,950

Nestled in the charming area of Heol Yr Ysgol in Llangynwyd, Maesteg, this delightful semi-detached property presents an excellent opportunity for families and first-time buyers alike. The location of this property is particularly appealing, as it combines the tranquillity of suburban living with easy access to local amenities and transport links. Residents can enjoy the picturesque surroundings of Llangynwyd, with its rich history and community spirit.

The accommodation briefly comprises an entrance hall, lounge, spacious kitchen/diner and conservatory to the ground floor. Landing, three bedrooms and a shower room to the first floor.

The property further benefits from uPVC double glazing throughout, gas central heating via combination boiler, a front garden, sheltered side entrance, a rear garden, storage sheds and ample parking to the rear.

Whether you are looking to settle down or invest in a promising opportunity, this home is sure to meet your needs. Do not miss the chance to view this lovely property and envision the possibilities it holds for you and your family!

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

EPC Rating = C.

Council Tax Band = B.

Ground Floor

Entrance Hall



Entry via uPVC double glazed door with matching side panel. Skimmed ceiling, skimmed walls, tiled flooring, two radiators, carpeted staircase leading to the first floor, two doors off:-

Lounge 13'1" x 10'5" (4.0 x 3.2)



Skimmed and coved ceiling with ceiling rose, skimmed walls, fitted carpet, radiator, pebble effect electric fire set on a marble hearth with wooden mantle, uPVC double glazed window to the front, opening into:-

Kitchen/Diner

Dining Area 9'6" x 9'2" (2.9 x 2.8)



Skimmed and coved ceiling with ceiling rose, skimmed walls, wood effect laminate flooring, radiator, open to conservatory and kitchen.

Kitchen 10'9" x 9'6" (3.3 x 2.9)



Skimmed and coved ceiling, skimmed and tiled walls, tiled flooring, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl stainless steel sink/drainer, space for fridge freezer, dishwasher and range style cooker, storage cupboard, door to hallway, uPVC double glazed door to side and uPVC double glazed window to the rear.

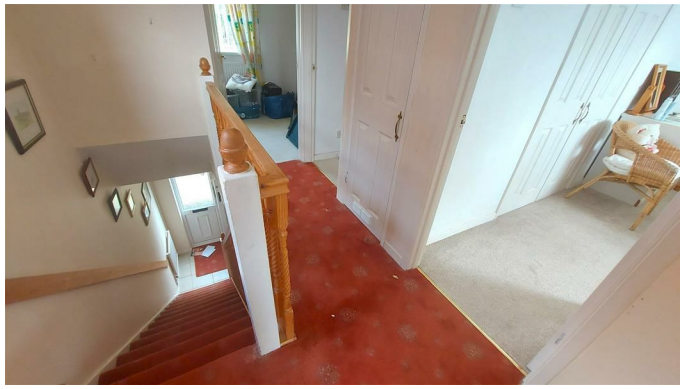
Conservatory 9'2" x 8'2" (2.8 x 2.5)



Polycarbonate roof, dwarf walls, wood effect laminate flooring, radiator, uPVC double glazed windows, uPVC double glazed French doors to the side.

First Floor

Landing



Skimmed and coved ceiling, skimmed walls, fitted carpet, uPVC double glazed window to side, airing cupboard and four doors off:-

Bedroom One 9'6" x 13'1" (2.9 x 4.0)



Skimmed ceiling, papered walls, fitted carpet, radiator, fitted wardrobe and uPVC double glazed window to the rear.

Bedroom Two 9'10" x 9'10" (3.0 x 3.0)



Skimmed ceiling, papered walls, fitted carpet, radiator, fitted wardrobe and uPVC double glazed window to the front.

Bedroom Three 9'2" x 6'10" (2.8 x 2.1)



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

Shower Room 6'6" x 5'6" (2.0 x 1.7)



Textured and coved ceiling, tiled and PVC panelled walls, vinyl flooring, chrome towel rail radiator, uPVC double glazed window with obscured glass to rear, a three piece suite comprising a shower cubicle, low level W.C. and a pedestal wash hand basin.

Outside

Front Garden



Area laid to concrete, further area laid with decorative pea shingle and a selection of mature plants and shrubs, bordered with block walls and wooden pedestrian gate.

Side Entrance



Area laid to patio, enclosed with a polycarbonate roof.

Rear Garden



Area laid to patio, original out houses, consisting of a W.C. and two sheds. Garden is bordered with block walls and a wrought iron pedestrian gate offering access to public parking area to rear.

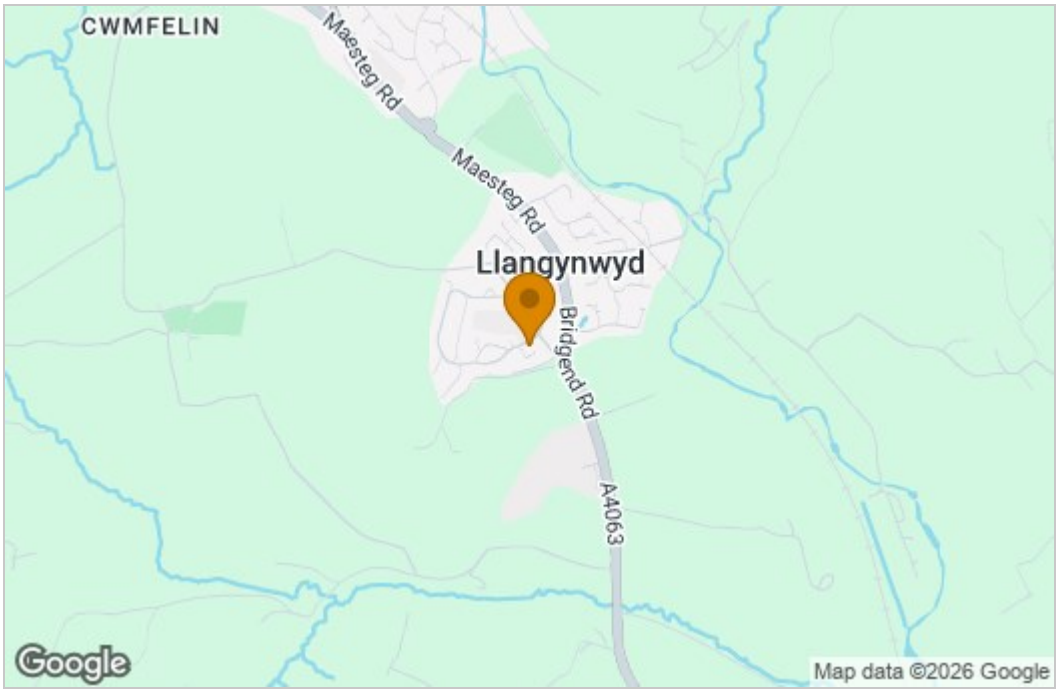
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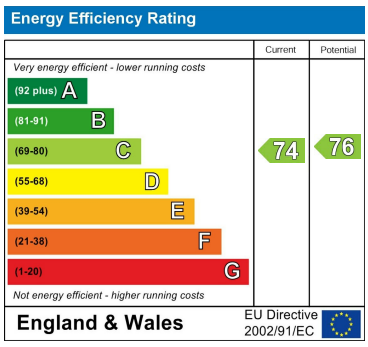
Floor Plan

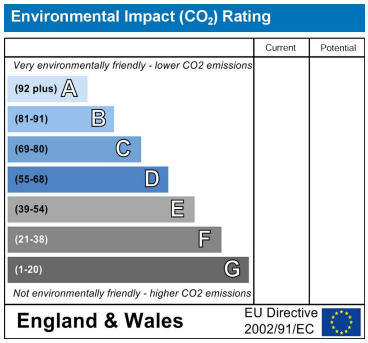


Area Map



Energy Efficiency Graph





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