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CF34 9SS

106,995



- *NO ONGOING CHAIN*
- Spacious 2 Double Bedroom Ground Floor Flat
- Refurbished Kitchen & Bathroom
- uPVC Double Glazing Windows
- Gas Central Heating
- Generous Size Gardens to Front & Rear
- Open Aspect at Rear

REDUCED

Ref: PRA11707

General Description

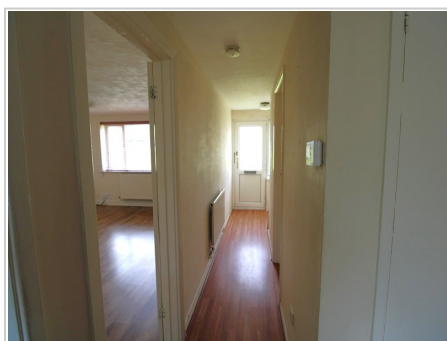
Spacious two double bedroom ground floor flat located in the popular village of Llangwyndd Maesteg. The property benefits from a refurbished Kitchen & bathroom, has uPVC double glazing and gas central heating via a combination boiler. The property is within easy access of all local schools, facilities & amenities, Maesteg Town Centre with all its facilities and amenities, local rail link and local schools. The property is also within easy access to junction 36 of the M4 motorway for commuting to both the East and West and the McArthur Glen Designer Outlet, & Tondur retail park.

The property comprises: - Entrance; Hallway; Spacious Lounge; Kitchen; Inner Hallway; Family Bathroom; Master Bedroom and One further bedroom. OUTSIDE: - On street parking at front with a generous size gardens to front & rear with open aspect.

Accommodation

Entrance

via a half-glazed uPVC front door.



Hallway

Spacious L-shaped hallway with a uPVC obscure glazed window to the front, laminated flooring, one radiator, textured ceiling, door leading into a storage cupboard with shelving and ample storage, second cupboard with ample storage and shelving.



Spacious Lounge (15' 0" x 13' 8") or (4.58m x 4.17m)

uPVC window to the front, laminated flooring, one radiator, artex ceiling, two recesses either side of the fire breast wall, a feature white fireplace with a marble hearth and marble inset.



Kitchen (14' 2" x 10' 10") or (4.33m x 3.29m)

Refurbished high quality kitchen in whisper grey, complimentary worktop, high gloss black gas hob, high gloss black splashback, electric oven, Black sink unit with black mixer taps, integrated fridge, and freezer, plumbed for automatic washing machine, ceramic tiling to the floor, uPVC window to the rear, skimmed ceiling with spotlighting, one radiator, square opening leading into a storage area with ample storage.

Inner Hallway

Ceramic tiling to the floor, textured ceiling, half glazed uPVC door to the rear, wall mounted combination boiler.



Family Bathroom

Refurbished bathroom with a three piece suite in white with chrome fittings, the sink set in a high gloss vanity unit, fully tiled around the shower area with attractive tiling, chrome mixer shower taps, glass and chrome shower screen, half tiled walls around the WC, sink unit and the rest of the bathroom, ceramic tiling to the floor, one radiator, skimmed ceiling, two uPVC obscure glazed windows to the rear.



Master Bedroom (13' 5" x 12' 0") or (4.10m x 3.67m)

uPVC window to the front, laminated flooring, one radiator, artex ceiling, door leading into a walk-in wardrobe fitted with ample storage.

Bedroom Two (12' 3" x 8' 10") or (3.74m x 2.70m)

uPVC window to the rear, laminated flooring, one radiator, artex ceiling, door leading into a cupboard with ample storage.

Outside

Front

Garden laid to lawn with on street parking.



Rear

Generous size enclosed rear garden with a decking area, patio area, garden laid to lawn, mature plants and shrubs, open aspect to the rear.

Tenure

Leasehold with 89 years remaining on the lease.

Disclaimer

DISCLAIMER FOR DETAILS

Note: The services have not been tested by the agent.

The measurements herein contained have been taken with a sonic tape and their accuracy cannot be guaranteed, they are for guidance only and should not be relied upon.

These details are merely the opinion of the agent; therefore, possible buyers should check the relevant points to form their own conclusions.

Viewing: By appointment via the Bridgend Office, we shall be pleased to arrange access. However, we do recommend that potential buyers 'drive by' the area prior to making a firm appointment.

THESE DETAILS ARE SUBJECT TO VENDOR APPROVAL AND MAY BE AMENDED.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:65

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band A





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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.