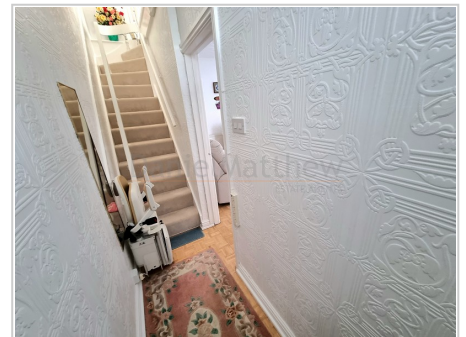


26 Cymmer Road  
Maesteg  
Bridgend  
CF34 0UT

£125,000



- MID TERRACE PROPERTY
- TWO BEDROOM (FOOTPRINT OF THREE BEDROOM)
- TWO RECEPTION ROOMS
- DOWNSTAIRS BATHROOM & UPSTAIRS BATHROOM
- UTILITY ROOM AND CONSERVATORY
- GARAGE TO REAR OF PROPERTY
- NO ONGOING CHAIN
- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO LOCAL SCHOOLS, SHOPS & PUBLIC TRANSPORT
- CALL TODAY TO VIEW ON 01656 750764

**Ref: PRA10866**

Viewing Instructions: Strictly By Appointment Only

## General Description

**\*\* NO ONGOING CHAIN, IDEAL FOR FIRST TIME BUYERS \*\*** Daniel Matthew Estate Agents are pleased to offer to the market this traditional two bedroom (Originally footprint of a three bedroom) mid terrace property situated in the beautiful location of Caerau, Maesteg, property comprises to the ground floor, porch, hallway, two reception rooms, kitchen/diner, utility room, downstairs bathroom and conservatory. To the first floor two double bedrooms and larger than average family bathroom (originally bedroom three) further benefits are a loft room which can be used as a bedroom/office/snug, front and rear garden and garage. Property is being offered with no ongoing chain. Conveniently located to local schools, shops and public transport links and just a short drive to Maesteg Town Centre. Viewing's are highly recommended, please contact a member of our team on 01656 750764.

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## Accommodation

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### Entrance Porch (4' 4" x 2' 11") or (1.32m x 0.89m)

Enter via UPVC double glazed obscured door into porch, textured ceiling, papered walls, laminate flooring, consumer unit, door leading into hallway.

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### Hallway

Textured ceiling, papered walls, laminate flooring, staircase leading to first floor, door leading into;-

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### Reception Room One (11' 9" x 8' 9") or (3.57m x 2.66m)

UPVC double glazed window to front aspect, textured ceiling, papered walls, laminate flooring, radiator.

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### Reception Room Two (11' 7" x 11' 6") or (3.53m x 3.50m)

Wooden window to rear aspect, plain ceiling, papered walls, laminate flooring, double doors leading into lounge, radiator.

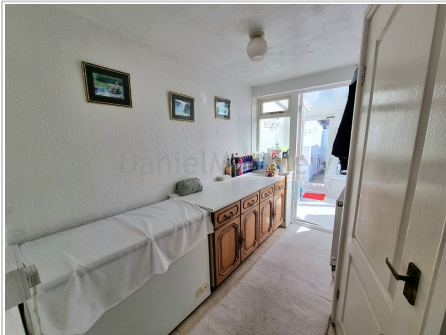
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## Kitchen (11' 9" x 9' 2") or (3.59m x 2.79m)

Wooden window to side aspect, wooden glass door leading into utility room, textured ceiling, tiled walls, tiled flooring, a range of matching wall and base units with complimentary work surfaces, one and a half bowl stainless steel sink with drainer and mixer tap, electric oven with electric four ring hob and extractor fan. Plumbing for washing machine, space for fridge/freezer, wall mounted combination boiler, space for dining table and chairs, radiator.



## Utility Room (9' 5" x 4' 11" Min) or (2.87m x 1.51m Min)

Wooden window to rear aspect, wooden door leading into conservatory, textured ceiling, papered walls, tiled flooring, radiator, a range of base units with complimentary work surfaces, space for chest freezer or tumble dryer, door into downstairs bathroom.



## Downstairs Bathroom (8' 10" x 4' 4") or (2.70m x 1.33m)

Two wooden windows to side and rear aspect, textured ceiling, tiled walls, tiled flooring, radiator, Three piece white suite comprising low level WC, floating wash hand basin, panelled bath with mixer tap, extractor fan, loft hatch which gives access to plumbing.



## Conservatory (10' 4" x 6' 2") or (3.16m x 1.89m)

Wooden windows and door to enclosed rear garden, tiled flooring.



## Landing

Textured ceiling, papered walls, fitted carpet, loft access, doors leading into;-



### Bedroom One (15' 5" x 11' 6") or (4.71m x 3.51m)

Two UPVC double glazed window to front aspect, textured ceiling, papered walls, fitted carpet, two radiators, storage cupboard.



### Bathroom (9' 2" x 8' 10") or (2.79m x 2.68m)

UPVC double glazed obscured window to rear aspect, textured ceiling, tiled walls, fitted carpet, three piece suite comprising low level WC, pedestal wash hand basin inset into vanity unit, panelled bath with mixer tap, radiator, storage cupboard.



### Bedroom Two (10' 8" x 9' 4") or (3.24m x 2.84m)

UPVC double glazed window to rear aspect, textured ceiling, papered walls, fitted carpet, radiator.



### Loft Room (15' 3" x 7' 3" Min) or (4.66m x 2.22m Min)

Wooden steps leading up to loft room, papered ceiling, papered walls, fitted carpet, radiator, Two velux windows to front aspect.



### Outside

Front - Brick boundary with iron gate, pathway leading to front door, patio area.

Rear - Brick boundary, low maintenance rear garden, larger patio area, pathway leading to garage and side access.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C70



Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

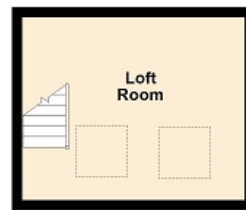
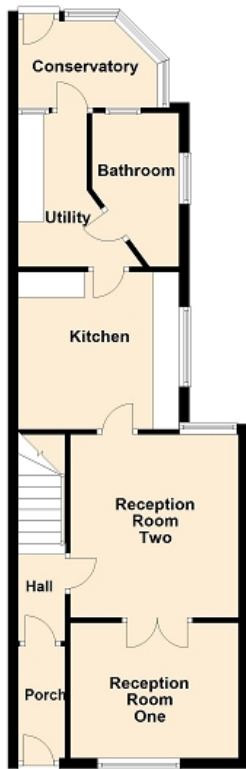
Service Charge

Council Tax

Band A

Deposit: £0.00





Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.