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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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**The Telegraph**



5 Fairmeadows, Maesteg, Bridgend. CF34 9JL



**Offers Over £260,000**

## Main Features

- NEW TO THE MARKET
- AN IMMACULATE MODERN PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GARAGE
- DRIVEWAY FOR THREE CARS
- ENCLOSED REAR GARDEN
- COUNCIL TAX BAND = C
- ENERGY RATING = D
- OFFERS OVER £260,000

## General Information

A beautiful presented 3 bedroom link detached property located in the sought after area of Cwmfelin, Maesteg. Situated within close proximity to local schools, transport links and shops. The accommodation briefly comprises; entrance hall, lounge/ diner, conservatory, modern kitchen, utility room and garage to the ground floor and to the first floor there are 3 bedrooms and a family bathroom. To the outside the front has off road parking for up to 3 cars and to the rear there is an enclosed low maintenance garden. This family home further benefits from UPVC double glazing throughout and gas central heating. Viewing is highly recommended.

## GROUND FLOOR

### Porch

(6' 2" x 5' 11") or (1.88m x 1.81m)

Four panel frosted double glazed anthracite timber front door, Two upvc double glazed window obscured glass to either side, laminate flooring, stair case with fitted carpet Plastered walls, light fitting to ceiling and wood panel door leading to;

### Living Room

(21' 0" x 13' 4") or (6.40m x 4.07m)

upvc double glazed window to front, laminate flooring, plastered walls, plastered ceiling, light fitting to ceiling, coving, wall corbel, door to under stairs storage cupboard and wood panel door to leading to kitchen.

### Conservatory / Sun Lounge

(12' 6" x 15' 5") or (3.80m x 4.70m)

Five pane aluminium bifolding door, upvc double glazed french doors with upvc glass windows to either side, upvc velux window to ceiling, Four pane obscured glass panels to main feature wall, laminate flooring. Chrome hanging light fitting, plastered ceiling, plastered walls, Two wall mounted vertical radiators.

### Kitchen

(16' 7" x 8' 6") or (5.06m x 2.59m)

Two upvc double glazed windows to rear, ceramic tile flooring, part tile walls, Five ring range cooker with matching extractor hood, quality fitted kitchen with a range of base and wall units with chrome fittings, complimentary work surface, stainless steel sink and drainer unit, Integrated dishwasher, attractive splash back tiling, wood panel door leading to:

### Utility Room

(4' 9" x 8' 10") or (1.45m x 2.68m)

upvc door to rear, tile flooring, part tile walls, Wall mounted boiler serving domestic hot water and gas fired heating. space for fridge freezer, space for washing machine, space for dryer, wood panel door leading to;

### Garage

(18' 0" x 7' 11") or (5.49m x 2.42m)

upvc double doors to front, upvc double glazed windows to either side of doors, concrete flooring, electricity supply and loft access which is part boarded for storage with a pull down ladder.

## FIRST FLOOR

### Landing

upvc double glazed window to side, door to bathroom, doors to 3 bedrooms, door to airing cupboard and loft access which is part boarded for storage.

### Bedroom 1

(11' 5" x 9' 9") or (3.48m x 2.97m)

First bedroom, comprising of laminate flooring, uPVC Double glazing rear facing, plastered and neutral emulsioned walls, wall mounted radiator under sill, light fitting to ceiling, wood panel door leading to:

### Bedroom 2 (Front)

(9' 5" x 9' 6") or (2.87m x 2.89m)

Good Sized second bedroom, comprising of laminate flooring, uPVC Double glazing front facing, plastered and neutral emulsioned walls, wall mounted radiator, light fitting to ceiling and wood panel door leading to:

### Bedroom 3 (Front)

(6' 11" x 6' 10") or (2.10m x 2.09m)

Third bedroom, comprising of laminate flooring, uPVC Double glazing front facing, plastered and neutral emulsioned walls, wall mounted radiator, light fitting to ceiling, wood panel door.

### Shower Room

(6' 4" x 5' 10") or (1.94m x 1.78m)

Comprising of a white suite including a modern double walk in shower cubicle, wash hand basin with vanity unit and low level WC. A frosted uPVC double glazed window rear facing, ceramic tiled walls, vinyl flooring, chrome heated towel rail and wood panel door.

## EXTERNAL

### Front Garden

To the front there is a drive way creating off street parking for up to Three cars

### Rear Garden

Rear garden is enclosed low maintenance with a paved courtyard area leading out to a spacious paved patio area and stone chipped area to the side.

### Mortgage Advice

For personal independent mortgage advice, free of charge and without obligation, contact us to day to arrange a meeting with one of our award winning advisors on 0330 056 3555.

### Viewings

Strictly By Appointment Only

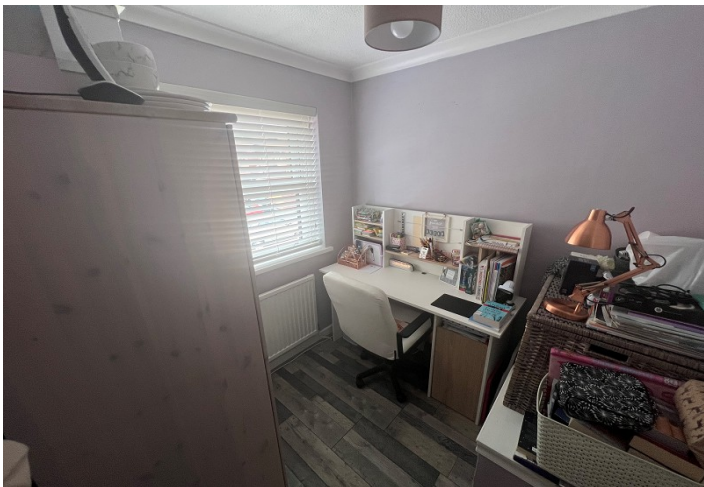
### Utilities

Mains electricity, mains water, mains gas, mains drainage


**Current council tax banding** C

**Current heating type** Combi

**Tenure** Freehold



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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 the property. Price threshold LTT rate The portion up to and including £180,000 0% The portion over £180,000 up to and including £250,000 3.5% The portion over £250,000 up to and including £400,000 5% The portion over £400,000 £400,000 up to and including £750,000 7.5% The portion over £750,000 up to and including £1,500,000 10% The portion over £1,500,000 12% 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 from 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.

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