



39 Maesteg Road, Tondur
Bridgend, CF32 9BT



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£89,950 Freehold

3 Bedrooms : 1 Bathroom : 1 Reception Room

Watts & Morgan have been instructed to sell this traditional Three bedroom mid-terraced property located on the main road leading to Maesteg and is within close proximity to local amenities and Tondy Village. Accommodation comprises; Entrance Hallway, Lounge/Dining room, Kitchen & family Bathroom. First floor Landing, Two double bedrooms, a single bedroom & WC. Externally enjoying a forecourt style front garden and a low maintenance tiered rear garden. In need of renovation and offering no on-going chain. EPC Rating "E".

- Bridgend Town Centre 3.3 miles
- Cardiff City Centre 26.1 miles
- M4 (J36) 1.7 miles

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Summary of Accommodation

GROUND FLOOR

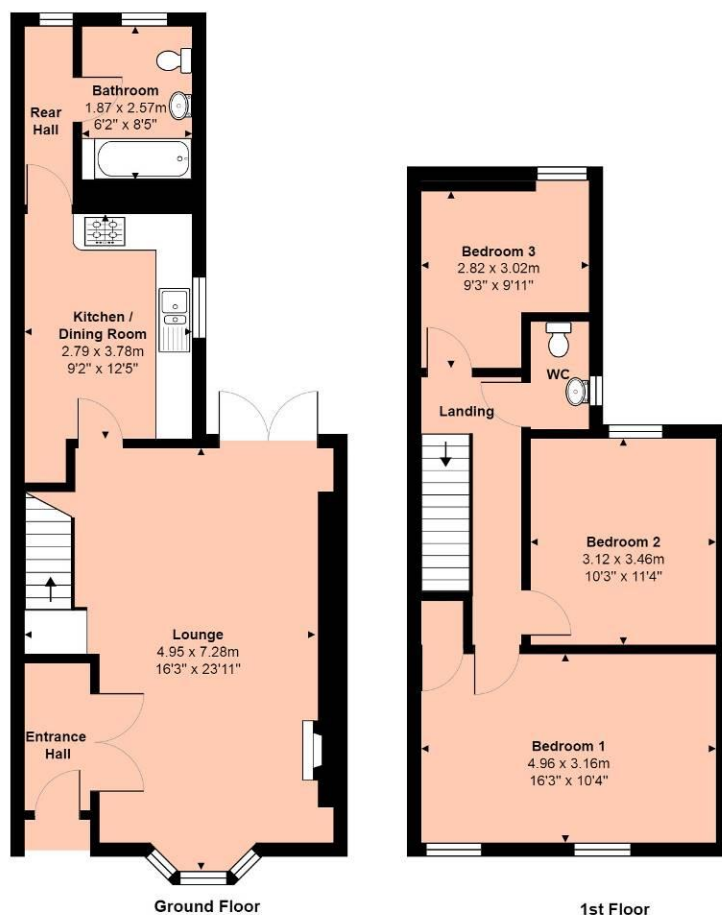
Entrance via a partly glazed hard wood door with window above into the entrance Hallway benefiting from carpeted flooring.

Double hard wood doors open into the generous sized dual aspect Lounge/Dining room which benefits from carpeted flooring, a feature cast iron fireplace, a uPVC bay window to the front elevation and French doors provide access to the garden. The Kitchen has been fitted with a range of traditional wall and base units with laminate work surfaces. Integral appliances to remain include; 'AEG' oven and grill, 'AEG' 4-ring gas hob and space and plumbing is provided for freestanding white goods. Further benefitting from a one and a half stainless steel sink, a uPVC window to the side elevation, laminate flooring and ample space is provided for freestanding furniture. The Kitchen houses the wall mounted combi boiler. A door leads through to an inner passageway providing access to the Bathroom. The family Bathroom has been fitted with a 3-piece suite comprising; a panelled bath with shower over, wash-hand basin with tiled splashback and WC. Further benefits include vinyl flooring and an obscured uPVC window to the rear elevation.

FIRST FLOOR

The Landing is accessed via a carpeted staircase from the Lounge and benefits from carpeted flooring and a loft hatch providing access to the fully boarded loft space benefiting from a velux window, power supply and a pull-down ladder. Bedroom One is located to the front of the property and is a generous sized double bedroom benefiting from carpeted flooring and two uPVC windows to the front elevation. Bedroom Two is a further double bedroom benefiting from carpeted flooring and a uPVC window to the rear elevation. Bedroom Three is a generous sized single bedroom benefiting from carpeted flooring and a uPVC window to the rear elevation. The first floor WC comprises; a wash-hand basin and WC, laminate flooring and an obscured uPVC window to the side elevation.





39 Maesteg Road
Total Area: 96.3 m² ... 1037 ft²
All measurements are approximate and for display purposes only

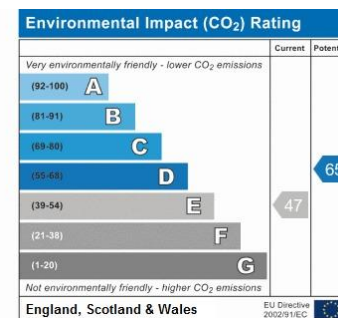
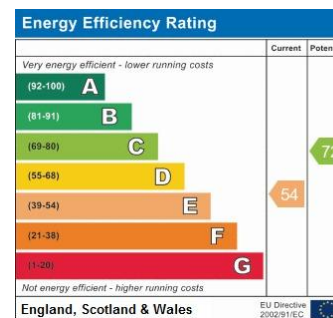
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

GARDENS AND GROUNDS

No.39 is approached off Maesteg Road onto the forecourt style low maintenance front garden enclosed by a brick wall and a wrought iron fence. To the rear of the property lies a tiered garden predominately laid with stone chippings featuring a garden shed to the bottom. Additionally, the property offers rear lane access from Cross Street.

SERVICES

All mains services connected.



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