

### **3 Greenways, Maesteg, CF34 9NL**

**£84,995**

CALLING ALL INVESTORS.. THIS PROPERTY IS BEING SOLD WITH TENANT IN SITU.....Pennaf Premier Sales & Lettings are pleased to offer for sale this three bedroom Semi Detached property in the popular Maesteg area of Bridgend. The property briefly comprises of entrance, lounge, kitchen/diner and a utility room to the ground floor with three bedrooms and a family bathroom to the first floor. The property benefits from having gas central heating, double glazing and a large rear garden. Viewing is highly recommended and via appointment only by calling 01639 760033.



## Ground Floor

### Entrance

Via uPVC door, tiled flooring, skirting, coving, emulsions walls and ceiling, radiator, smoke alarm, stairs to first floor.

### Lounge (Reception)

12'6" x 13'1" (3.821 x 3.996)

Emulsion walls and ceiling, dado rail, uPVC window to the front of the property, sockets, skirting, coving, two radiators, cupboard housing meters, carpet to the floor.



### Kitchen/Diner

9'11" x 15'5" (3.028 x 4.704)

Tiled flooring and splash back, skirting, emulsion walls and ceiling, uPVC window, sockets, breakfast bar, wall and base unit's, radiator, oven, hob, extractor fan.



### Utility Room

7'0" x 10'4" (2.152 x 3.160)

Tiled flooring, emulsion walls and ceiling, radiator, boiler wall mounted, plumbing for washing machine, uPVC window and door to the rear garden.

## First Floor

### Landing

Carpet to the stairs and landing, dado rail, emulsion walls, central light, loft access.

### Bathroom

6'1" x 5'5" (1.878 x 1.669)

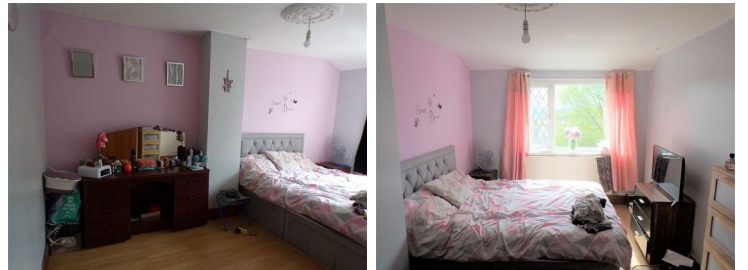
Tiled walls and flooring, radiator, W/C, wash hand basin, bath with shower taps, uPVC frosted window to the rear of the property, emulsion ceiling, light fitting.



### Bedroom 1

9'1" x 14'7" (2.788 x 4.456)

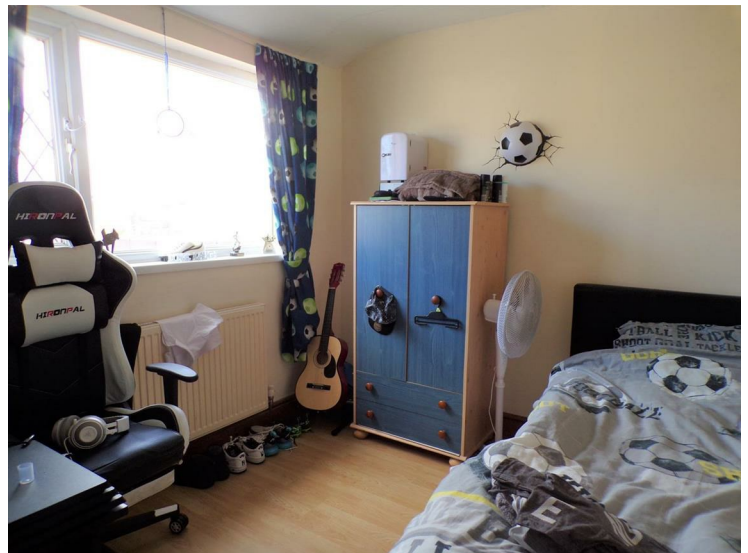
Laminate flooring, emulsion walls and ceiling, uPVC window to the front of the property, radiator, central light.



### Bedroom 2

9'0" x 8'7" (2.752 x 2.625)

Laminate flooring, emulsion walls, radiator, central light, double glazed window to the rear of the property.



### Bedroom 3

6'2" x 10'11" widest point (1.891 x 3.338 widest point)

Laminate flooring, emulsion walls, radiator, central light, double glazed front facing window, built in cupboard for storage.



## Outside

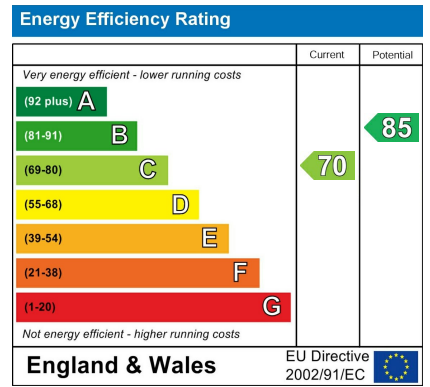
### Front Garden

Steps leading up to the property, side access to the rear garden.

### Rear Garden

Steps leading to tiered garden, lawn area. Access to the front garden.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.