

23 Brynllwarch, Maesteg, CF34 9NB

£89,000

LOOKING FOR AN INVESTMENT PROPERTYTHIS PROPERTY IS BEING SOLD WITH TENANT IN SITU.....

Ideally located in the Maesteg area a three bedroom Semi Detached property. The property briefly comprises of hallway, large reception room and kitchen to the ground floor, with three bedrooms and bathroom to the first floor. Large front and rear garden, with views.

To arrange a viewing please call a member of our team on 01639 760033.

GROUND FLOOR

Hallway

PVC front door providing entry into hallway. Laminate flooring, papered walls, radiator, central light, stairs leading to the first floor, understair storage. Access to ground floor rooms.

Reception Room

11'7" x 22'7" (3.534 x 6.899)

Large through reception room, emulsion walls, central lights, radiators, double glazed window to the front of the property with patio doors to the rear giving access to the garden. Access can be gained via the hallway or the kitchen.



Kitchen

7'0" x 11'9" (2.156 x 3.594)

Fitted wall and base units with laminate worktops, space for fridge freezer, sink with taps, tiled splash back, plumbing for washing machine and cooker. Tiled flooring with emulsion walls, coving to ceiling, central light, double glazed window to the rear and door giving access to the garden.



FIRST FLOOR

Landing

Stairs from the hallway to landing with carpet, window to the side of the property, central light, loft access, storage cupboard.

Bedroom

12'11" x 12'11" (3.951 x 3.955)

Laminate flooring with emulsion walls, central light, window to the front of the property, radiator.



Bedroom

11'8" x 9'2" (3.577 x 2.799)

Laminate flooring, emulsion walls, radiator, central light, rear facing window.



Bedroom

7'3" x 9'1" (2.229 x 2.774)

Laminate flooring, emulsion walls, central light, radiator, front facing window.



Bathroom

5'4" x 8'3" (1.646 x 2.518)

Tiled floor and walls, central light, w.c., pedestal hand basin, bath with shower over, window to the rear of the property.



OUTSIDE

Front Garden

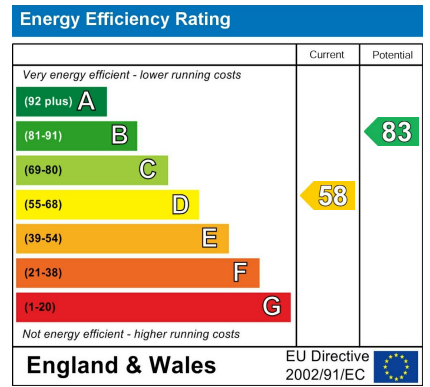
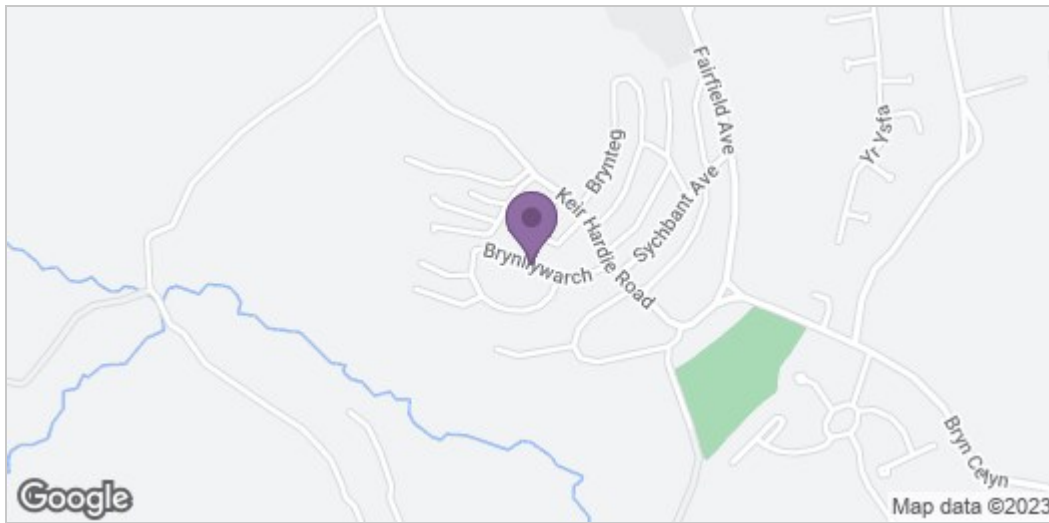
Spacious front garden laid to lawn with pathway and steps leading to the front door. Access to the rear garden.



Rear Garden

Fully enclosed rear terraced garden. Patio area, outbuilding, side gate, giving access to the front of the property.





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