



## 9 Zoar Avenue, Maesteg, CF34 9UT Offers In The Region Of £134,995

INVESTMENT PROPERTY - CONTRACT HOLDER IN SITU - Welcome to Zoar Avenue, Maesteg ! This delightful property boasts a cosy reception room, three lovely bedrooms, and a well-maintained bathroom. Front and rear gardens, provide ample space for outdoor relaxation and entertaining.

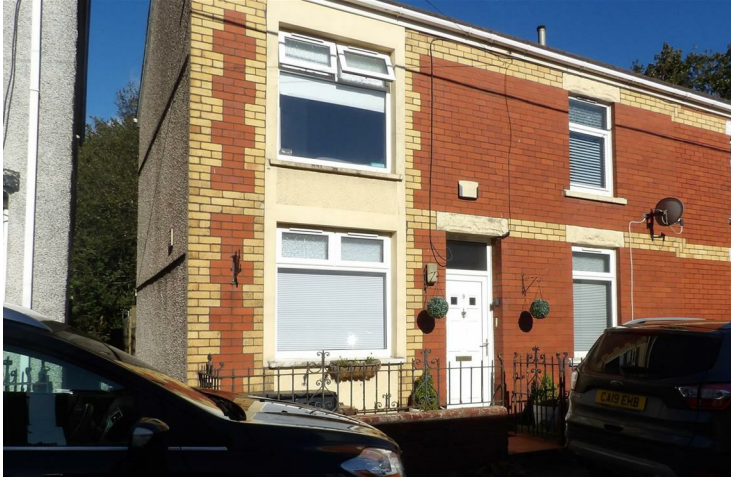
Located in the quaint village of Maesteg, this home offers the perfect blend of comfort and convenience.

This property presents a fantastic investment opportunity if your seeking a promising rental property, this end terrace house is sure to capture your heart. Don't miss out on the chance to make this house your own!

To book a viewing please contact Pennaf Premier 01639 760033



## GROUND FLOOR



### Entrance Hallway

Entrance through Upvc double glazed front door to hallway. Stairs leading to first floor. Ceramic floor tiling.

### Reception Room One

16'0" x 11'5" (4.901 x 3.485)

Upvc double glazed window to front with Upvc double glazed french doors leading to rear garden. Plaster painted walls and ceiling, central light, radiator, laminate flooring.



### Kitchen\Diner

16'6" x 8'3" (5.037 x 2.528)

Upvc double glazed window to front with Upvc double glazed door and window to rear.

Plaster painted walls and ceiling, two central lights. Range of wall and base units, ceramic tiles above work surface, stainless steel sink, integrated electric oven, gas hob, electric hood extractor fan, plumbing for washing machine, space for fridge\freezer, radiator. Space for small kitchen table and chairs. Ceramic flooring.



### Cloakroom

6'4" x 2'11" (1.947 x 0.903)

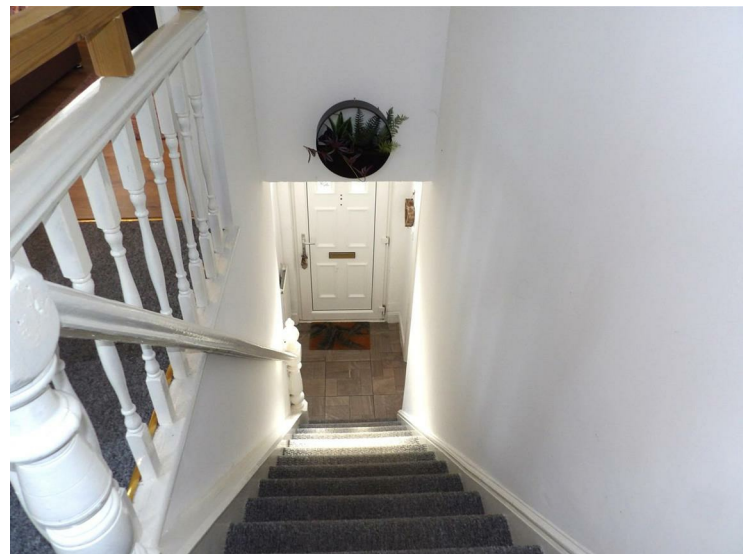
Upvc double glazed window to rear, low level W.C, small wash hand basin. Plaster painted and wallpaper to walls, plaster ceiling, central light, radiator, ceramic flooring.



## FIRST FLOOR

### Stairs And Landing

Carpet to stairs leading to first floor, Wooden banister and handrail, Upvc double glazed window top of stairs, access to loft.



### Bedroom One

12'0" x 8'3" (3.662 x 2.517)

Upvc double glazed window to front, plaster walls and ceiling, central light, radiator, carpet.

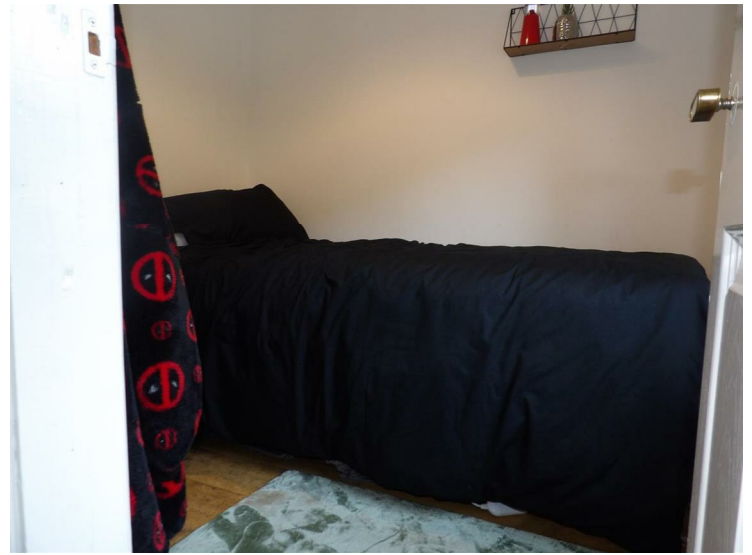




### Bedroom Two

10'9" x 10'7" (3.290 x 3.251)

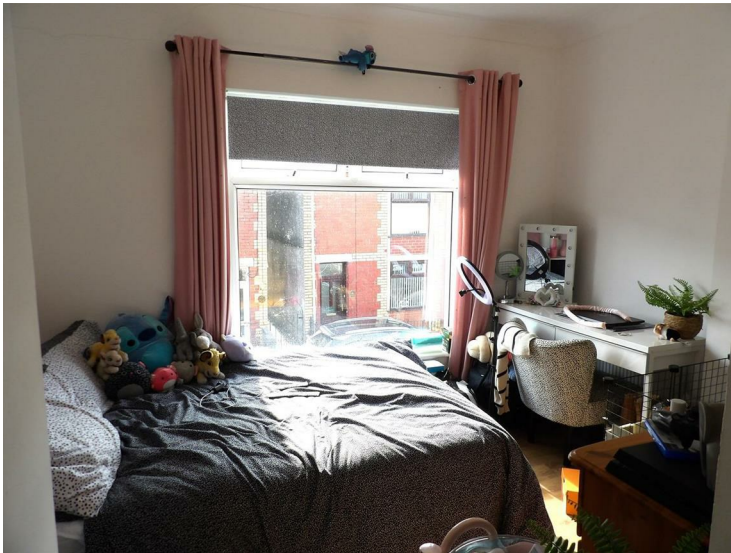
Upvc double glazed window to front, plaster walls and ceiling, central light, radiator, carpet.



### Bathroom

8'1" x 7'4" (2.477 x 2.258)

Upvc double glazed window to rear. Fully tiled walls, plaster ceiling, central light. Shower over paneled bath with screen, low level W.C, wash hand basin, radiator. Cupboard housing combination boiler serving domestic hot water and central heating. Ceramic floor tiles.



### Bedroom Three

7'3" x 6'4" (2.226 x 1.933)

Upvc double glazed window to rear, plaster walls and ceiling, central light, radiator, carpet.



### EXTERNAL

#### Front Garden

Enclosed front garden with brick wall and wrought iron fencing and gate, pathway leading to front door.

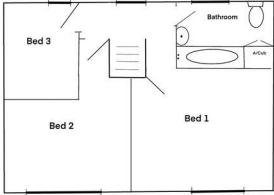
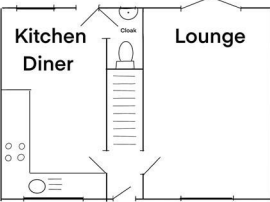
#### Rear Garden

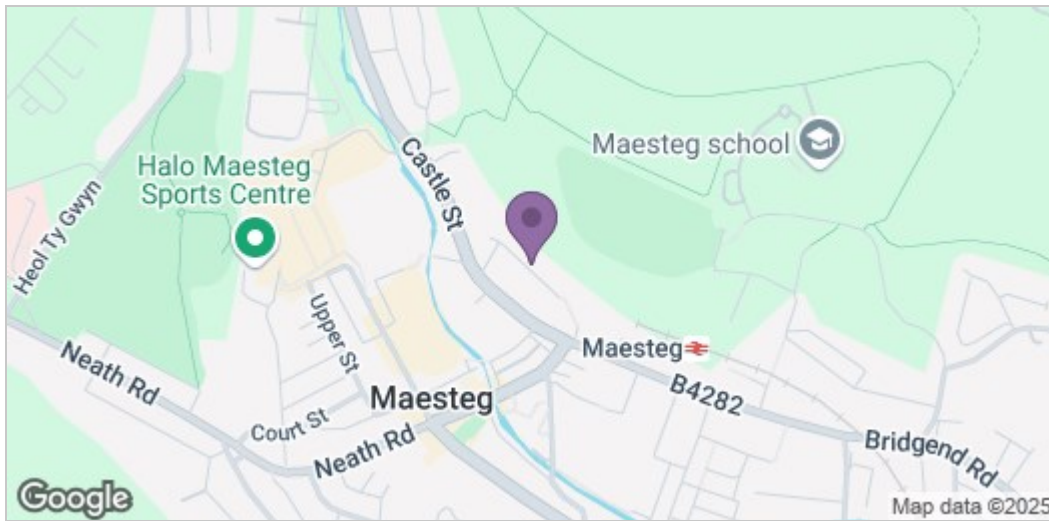
Enclosed rear garden with brick wall, wooden gate to side access. Patio area and brick built shed.



**Floor Plan**

Drawing is not to scale.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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