



**Duffrynmadog,  
Maesteg CF34 0BE**

- EPC Rating: D
- Three Bedrooms
- Semi Detached
- Popular Area
- No On Going Chain







## About The Property

Three bedroom semi detached home situated in Nanttyffyllon which could be an ideal first time home. The property features gardens to the front and rear along with a kitchen diner. If you wish to book a viewing on this home to see the potential book your appointment online on [www.peteralan.co.uk](http://www.peteralan.co.uk) 24/7

## Accommodation

### Side Porch

Upvc entrance door, tiled flooring, upvc door to rear garden, two upvc double glazed obscure windows to side, access to property.

### Entrance Hall

Upvc entrance door, with a double glazed window insert, stairs to the first floor, laminate flooring, door to:

### Lounge

15' 1" max x 11' 5" max ( 4.60m max x 3.48m max )  
Upvc double glazed window to front, laminate flooring.

### Kitchen/diner

20' 7" max into stairs x 8' 3" ( 6.27m max into stairs x 2.51m )  
Fitted with a matching range of base and wall units with worktop space over, stainless steel sink unit with mixer tap, space for a integrated double oven, four ring gas hob, pull out cooker hood, fridge/freezer and washing machine. Upvc



double glazed doors to the rear garden, upvc double glazed window to rear, small window to side, tiled flooring, built in cupboard, storage under the stairs.

## Shower Room

Fitted with a three piece suite comprising shower enclosure, wash hand basin and w.c. Tiled flooring and splashbacks, upvc double glazed obscure window to side.

## Landing

Access to loft, laminate flooring to landing, carpet to stairs, airing cupboard, upvc double glazed window to rear, access to all bedrooms and w.c.

## Bedroom One

11' 6" max x 11' 5" max into wardrobes plus recess ( 3.51m max x 3.48m max into wardrobes plus recess )  
Upvc double glazed window to front, range of wardrobes, built in cupboard, laminate flooring.

## Bedroom Two

14' 4" max into wardrobes x 8' 3" ( 4.37m max into wardrobes x 2.51m )  
Upvc double glazed window to rear, built in cupboard, laminate flooring, wardrobe.

## Bedroom Three

8' 8" max x 8' 4" max ( 2.64m max x 2.54m max )  
Upvc double glazed window to front, exposed wooden flooring.

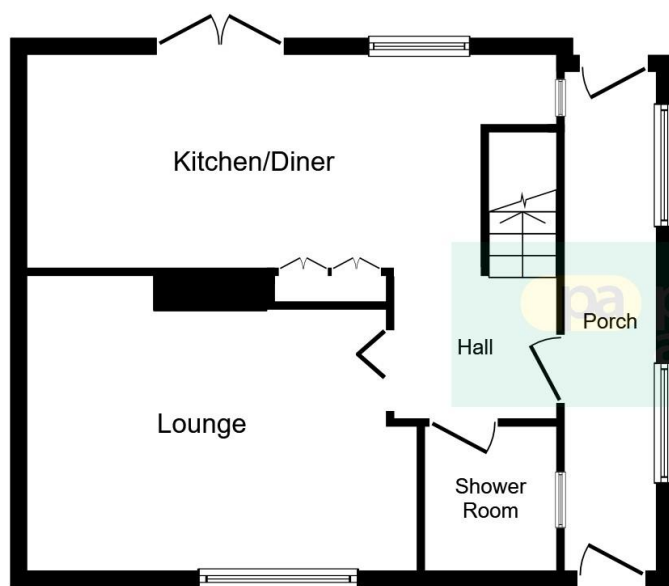
## W.C

Fitted with a two piece suite comprising of a wash hand basin and w.c, laminate flooring, upvc double glazed obscure window to side.

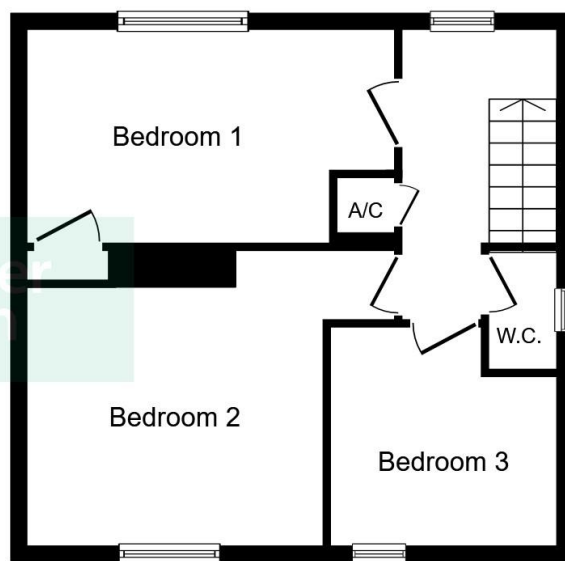
## Outside

To the front of the home there is a gate giving access to the front garden. There is a pathway to the entrance of the house along with a low maintenance garden laid mainly with chipping's. To the rear of the home there is a good sized garden mainly laid to lawn with a patio area. An outbuilding completes the outside.





**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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