

FOR  
SALE



6 Crown Row, Maesteg, Mid Glamorgan CF34 0LG

£157,500 - Freehold

8, Dunraven Place, Bridgend, CF31 1JD 01656 654328 [bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)

Payton  
Jewell  
Caines

## PROPERTY SUMMARY

Well presented mid terraced three bedroom house located in Maesteg, close to local schools, shops and Maesteg town centre. The property comprises lounge/diner, kitchen, downstairs bathroom, first floor shower room and enclosed rear garden. Viewing highly recommended on this lovely family home. Ideal first time purchase.

## POINTS OF INTEREST

- Three bedroom mid terraced house
- Well presented throughout
- Ground floor shower room and first floor bathroom
- Lounge /diner
- Good sized kitchen
- Close to Maesteg town centre
- Ideal first time purchase



## ROOM DESCRIPTIONS

### Entrance

Via composite door into the lounge / diner.

### Lounge / diner

4.20m x 5.70m (13' 9" x 18' 8") max. Emulsioned and coved ceiling, emulsioned walls, laminate flooring, radiator and PVCu window to the front of the property with fitted blinds. Stairs with fitted carpet, spindle balustrade and handrail leading to the first floor. Space for table and chairs and glazed door leading into the kitchen.

### Kitchen

2.70m x 3.60m (8' 10" x 11' 10") Textured ceiling, emulsioned walls with tiling to the splash backs, tiled flooring, radiator, PVCu window to the rear of the property and glazed PVCu door leading out to the rear garden. Door leading to under stairs storage. A range of wall and base units with wooden laminate work surfaces housing a porcelain one and half sink and drainer with stainless steel mixer tap. Stainless steel four ring gas burner and oven with extractor above. Space for tumble dryer, washing machine and freestanding fridge/freezer. Door leading to the bathroom and storage.

### Bathroom

1.50m x 2.30m (4' 11" x 7' 7") Emulsioned ceiling, tiled walls, frosted PVCu window to the rear of the property, stainless steel towel rail and wood effect tiled flooring. Three piece suite comprising bath with stainless steel mixer tap, stainless steel and glass shower screen and stainless steel waterfall shower head and hand attachment, vanity unit housing with wash hand basin and stainless steel mixer tap and low level WC. Cabinet with mirror above and extractor.

### Landing

Emulsioned and coved ceiling, emulsioned walls, attic hatch, electric socket and fitted carpet. Wooden doors leading to three bedrooms and upstairs bathroom.

### Bedroom 1

3.40m x 4.20m (11' 2" x 13' 9") measurement narrow to 3.4m. Emulsioned and coved ceiling, PVCu window with fitted blinds to the front of the property, radiator and fitted carpet.

### Bedroom 2

2.40m x 3.90m (7' 10" x 12' 10") Emulsioned and coved ceiling, emulsioned walls, radiator, fitted carpet and PVCu window to the rear of the property with fitted blinds. Airing cupboard housing the combination boiler (4 years old).

### Bedroom 3

1.90m x 3.90m (6' 3" x 12' 10") Emulsioned and coved ceiling, emulsioned walls, fitted carpet, radiator and PVCu window overlooking the rear of the property with fitted blinds.

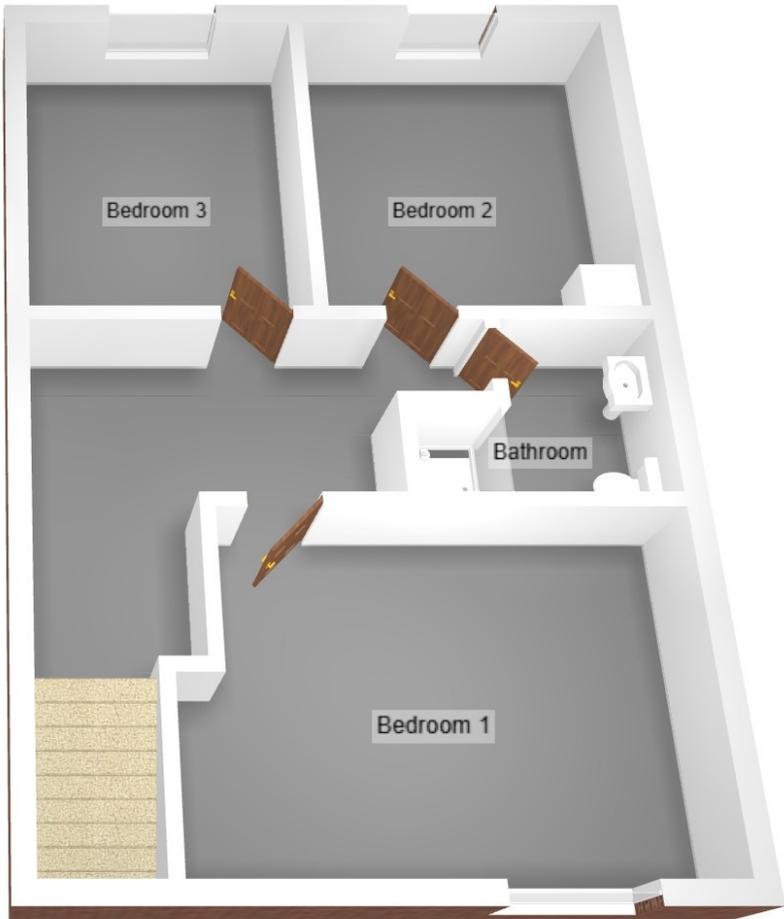
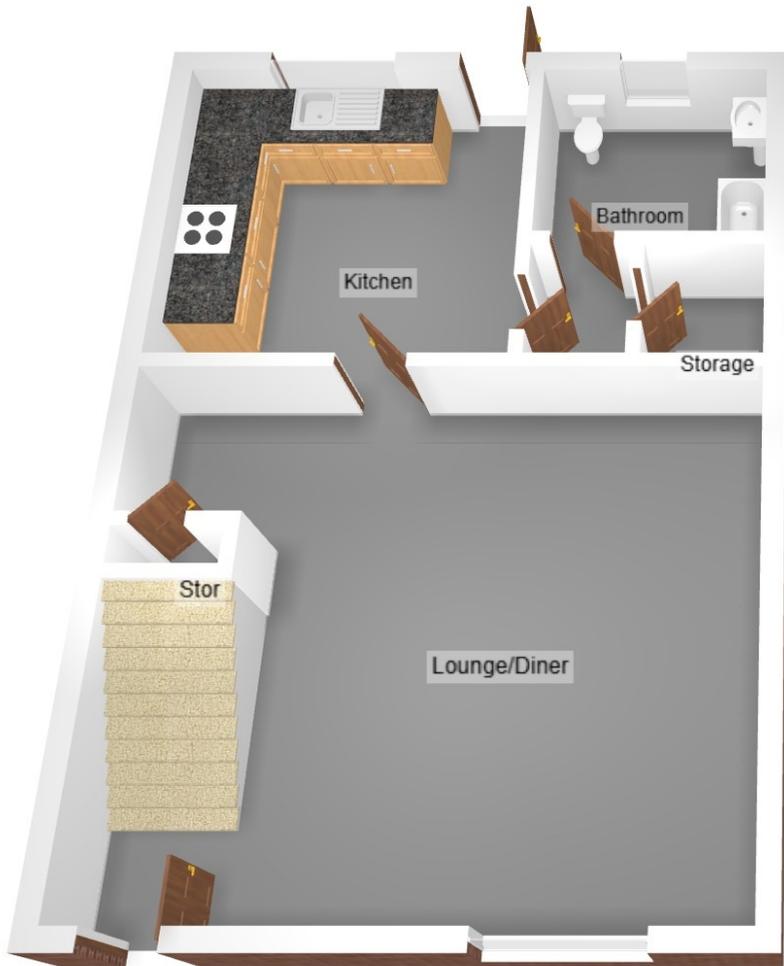
### Shower room

1.90m x 1.90m (6' 3" x 6' 3") measurements narrow to 0.80m. Emulsioned and coved ceiling with spot lights, tiled flooring, part tiled / part tiled walls, extractor and stainless steel towel rail. Three piece suite comprising vanity unit with porcelain wash hand basin and stainless steel mixer tap, wall mounted cabinet with mirror above, WC and shower cubicle with stainless steel shower with waterfall head, hand attachment and bi-fold stainless steel and glass shower door.

### Outside

Enclosed low maintenance rear garden bound by rendered walls and fence panelling. External lighting. Paved patio with step leading to a further area laid to paved patio and AstroTurf.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	84
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	