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ZOAR AVENUE, MAESTEG £109,000 Freehold

*** Virtual Tour Available *** Close to Train Station ***
Freehold *** 2 Bedrooms *** Walking distance to Town ***

SSTC

- Virtual Tour Available
- 2 Bathrooms
- 2 Reception Rooms
- EPC Rating D
- Garden
- Ideal First Home
- No Chain
- Quiet Street
- Close to Town
- 2 Double Bedrooms

We are delighted to bring to market this beautiful, 2 bedroom home.

About the house;

This highly desirable 2 bedroom terraced home is well situated in Zoar Avenue, Maesteg. The property has been very well cared for and has clearly provided a loving home and many happy memories for the previous owners.

Layout;

The property has an entrance hallway, the hallway provides access to the staircase, and main living room and a reception room. The kitchen is modern and in great condition. It also has a bathroom/wetroom downstairs.

The first floor landing provides access to 3 bedrooms, as well as a main bathroom.

Key characteristics;

- 2 bedrooms
- 2 Bathrooms
- Freehold
- Full gas central heating
- EPC rating: D

Property details; Price: £109,000 Size: 85 m2 EPC Rating: D

Area sizes;

Ground floor: Hallway (3'11" x 5'2") Ground floor: Living room (11'3" x 16'0") Ground floor: WC (5'4" x 2'10") Ground floor: Kitchen (11'11" x 7'9") Ground floor: Sitting room: (8'8" x 116") First floor: Landing (5'9" x 7'5") First floor: Bedroom one (13'0" x 8'2") First floor: Bedroom two (8'7" x 16'0")

First floor: Main bathroom (8'5" x 7'4")

Useful transport links:

Nearest motorway: M4 Junction 41 Port Talbot (7.9 miles), or M4 Junction 36 Sarn Services (9.3 miles)

Port Talbot Steel Works: approx. 30 minute drive (10 miles)

Cardiff: approx. 60 minute drive (32 miles)

Swansea: approx. 40 minute drive (16 miles)

Train stations: Maesteg or Garth (links Maesteg with Bridgend, Cardiff and Swansea)

Bus route: 71 (links Cymmer, Caerau, Nantyffyllon, Maesteg, Llangwynd, Coytrahen, and Bridgend)

Bus station: located in the Maesteg Town Centre, here you can connect to Port Talbot, Bridgend, and Cardiff.

Useful places;

Primary: Ysgol Gynradd Caerau Primary School

Secondary: Maesteg School and Ysgol Gyfun Gymraeg Llangynwyd

College: Bridgend College, Bridgend

Supermarkets: Tesco Superstore, Asda, and Iceland

Petrol station: Oil For Wales (locally known as "Gill's Garage")

Fire station: Maesteg Fire Station Pharmacy: Caerau Pharmacy

Doctor's surgery: Woodland Doctor's Surgery

Travel agent: Travel House Holiday

Banks: Santander & TSB

Independent businesses you can support; Cafes: Iced Cake Parlour, or Louchi's Tea Room

Chippy: Talbot Restaurant, Maesteg

Cheap & cheerful pub food: The Swayer's Arms (spoons)

Oldest pub: The Old House, 1147 Posh pub: Corner House Inn Tasty grub: Brocks Bar & Grill Estate agent: Us, of course! Fitness: Llynfi Valley Boxing Club

Fun things to do that are local;

- Llynfi BMX Racing Club,
- Glyncorrwg Ponds, Camping & Mountain Biking Centre
- Go-Wild Softplay
- South Wales Miners Museum
- Maesteg Golf Club
- Bryngarw Country Park
- Cerddin Brewery
- Afan Forest Park
- Rural walking & dog-walking trails

Fun things to do that are within a 30 minute drive;

- Gnoll Country Park, Neath
- McArthur Glenn Designer Shopping Outlet

- Ogmore-By-Sea Beach
- Ogmore Castle
- Wiggleys Fun Farm

About Maesteg;

As small town with a population of approximately 18,000 across approximate 9,000 homes, Maesteg is a town located within the Llynfi Valley, in the County Borough of Bridgend, Wales. Maesteg is at the most northern point of the county, and borders both Neath Port Talbot, and the Rhondda Cynon Taff. Maesteg also benefits from being less than 30 miunutes drive between 2 M4 juntions (J34 and J41). This makes Maesteg an ideal commute town for anyone looking for affordable living whilst remaining within a reasonable commute to Port Talbot, Swansea, or Cardiff.

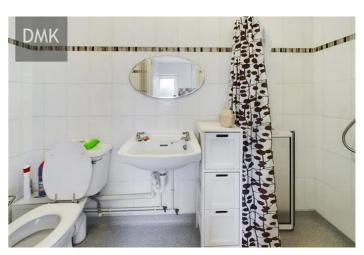
Council Tax Band: B (Bridgend County Borough Council) Tenure: Freehold

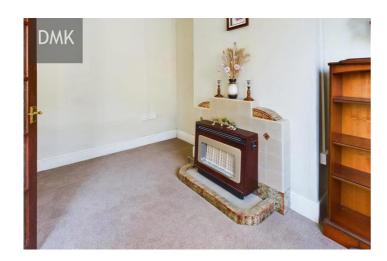
Garden details: Private Garden

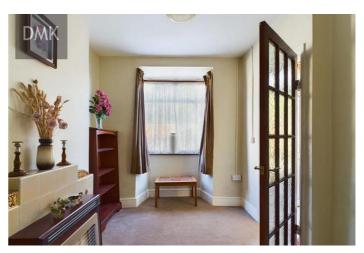


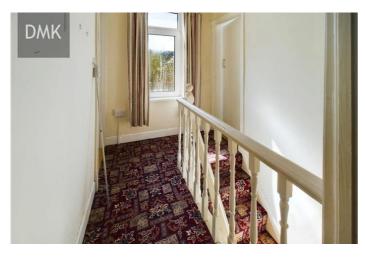






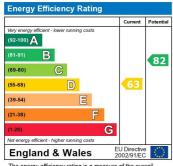












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

