



ZOAR AVENUE, MAESTEG

SSTC

£109,000 Freehold

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

- 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 11'6")
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, Nantyllyllon, 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,
- Glyncorwg 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 minutes drive between 2 M4 junctions (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





Floor 0



Floor 1

Approximate total area¹⁾
828.61 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

CIRAFFE 360

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.