



BANGOR STREET, MAESTEG

£120,000 Freehold

*** Virtual Tour Available *** 3 Bedrooms *** Garage to the Rear *** Ideal First Home *** Located Opposite the Spirit of Llynfi Community Woodland *** Spectacular Views *** Freehold ***

- Virtual Tour Available
- 3 Bedrooms
- Garage to the Rear
- Ideal First Home
- Spectacular Views
- Freehold
- EPC Rating: D

We are delighted to bring to market this idyllic, 3 bedroom family home in Nanttyffyllon, Maesteg. Located opposite The Spirit of Llynfi Community Woodland this property has picturesque scenes and is only a short drive from Maesteg Town. This property has clearly provided a loving home with an abundance of happy memories for many years. A cosy, family home that would be perfect for first time buyers.

Key characteristics;

- 3 Bedrooms
- Garage to the Rear
- Ideal First Home
- Located Opposite the Spirit of Llynfi Community Woodland
- Spectacular Views
- Freehold
- EPC Rating: D

Property details;

Price: £120,000

Size: 73 m2

EPC Rating: D

Area sizes;

Ground Floor: Hallway (9'2" x 3'2")

Ground Floor: Living Room (20'6" x 12'2")

Ground Floor: Kitchen (8'11" x 5'10")

Ground Floor: Hallway (2'9" x 5'1")

Ground Floor: Bathroom (8'5" x 5'3")

First Floor: Landing (11'4" x 5'9")

First Floor: Bedroom One (11'8" x 10'2")

First Floor: Bedroom Two (8'7" x 10'2")

First Floor: Bedroom Three (9'7" x 5'10")

Council Tax Band: B (Bridgend County Borough Council)

Tenure: Freehold

Parking options: Garage





Floor 0



Floor 1

Approximate total area⁽¹⁾
737.53 m²

Reduced headroom
3.63 m²


(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

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
Very energy efficient - lower running costs		
(92-)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	67
(1-20)	G	
Not energy efficient - higher running costs		
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/fixings 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.