



Treharne Road, offers in the region of £350,000

- Detached property with garage
- living room & separate study
- Open-plan kitchen and sitting area
- Utility room & downstairs WC
- Panoramic views
- EPC Rating: B



 5
  1
  3



About the property

Exceptional Five-Bedroom Detached Family Home with Garage

A rare opportunity to acquire this impressive four-bedroom detached property, complete with a garage and a wealth of versatile living space. The welcoming entrance hall provides access to a spacious living room, study, open-plan kitchen and sitting area, separate dining room, utility space, and downstairs WC.

The first floor offers four generously sized double bedrooms, all benefiting from excellent natural light, along with a further single bedroom and a large family bathroom.

Externally, the property boasts beautifully maintained front and rear gardens, providing the perfect setting for family life and outdoor entertaining. Further benefits include solar panels, offering improved energy efficiency.

Properties of this style and calibre rarely come to the Maesteg market, making this a fantastic opportunity not to be missed. Early viewing is highly recommended.



Accommodation

Living Room

15' 2" x 12' 1" (4.62m x 3.68m)

Study

10' 5" x 8' 4" (3.17m x 2.54m)

Dining Area

13' 11" x 9' 11" (4.24m x 3.02m)

Kitchen

12' 1" x 11' 8" (3.68m x 3.56m)

Reception Room

11' 9" x 11' 6" (3.58m x 3.51m)

Utility

8' 5" x 8' 1" (2.57m x 2.46m)

Bedroom One

12' 3" x 11' 7" (3.73m x 3.53m)

Bedroom Two

12' 2" x 11' 10" (3.71m x 3.61m)

Bedroom Three

11' 9" x 10' 2" (3.58m x 3.10m)

Bedroom Four

11' 9" x 10' 5" (3.58m x 3.17m)

Bedroom Five

8' 8" x 6' 4" (2.64m x 1.93m)

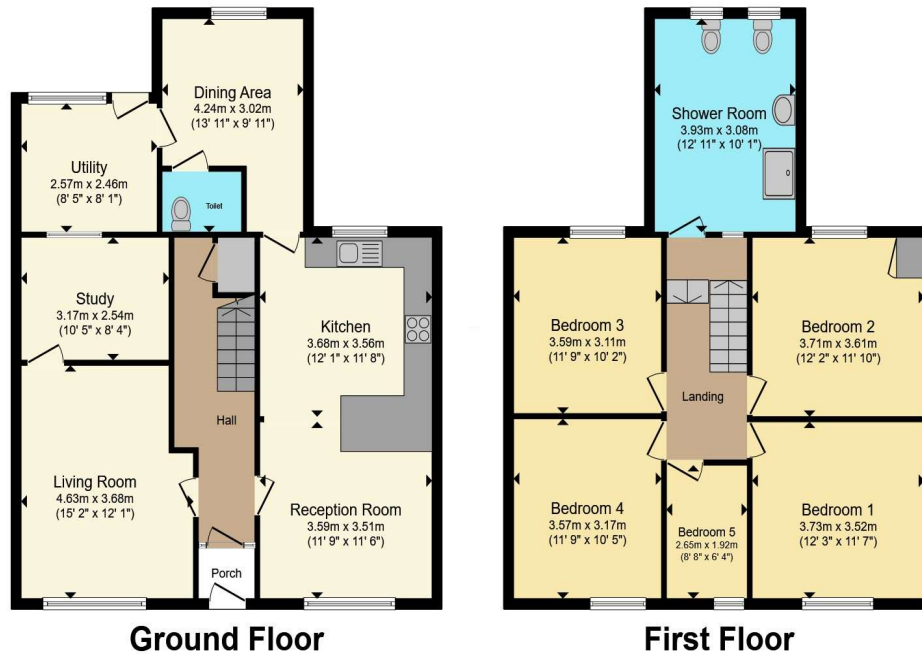
Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

01656 736136

maesteg@peteralan.co.uk

Floorplan



Total floor area 158.4 m² (1,705 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

