



## Maesglas Avenue

**Guide Price £160,000 - £170,000**

- Guide Price: £160,000 - £170,000
- Patio and lawn area
- Ideal first-time buy or investment opportunity
- Well-presented throughout
- Useful ground floor storage room
- EPC Rating: D



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## About the property

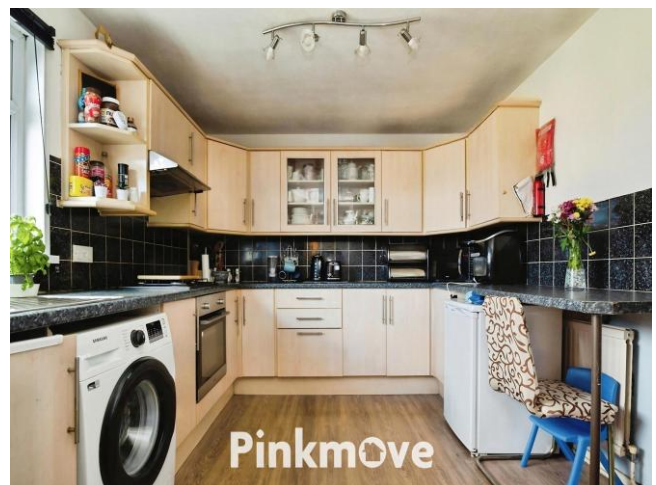
This well-presented three-bedroom mid-terrace property offers spacious and practical accommodation throughout, making it an excellent choice for first-time buyers, growing families, or investors alike.

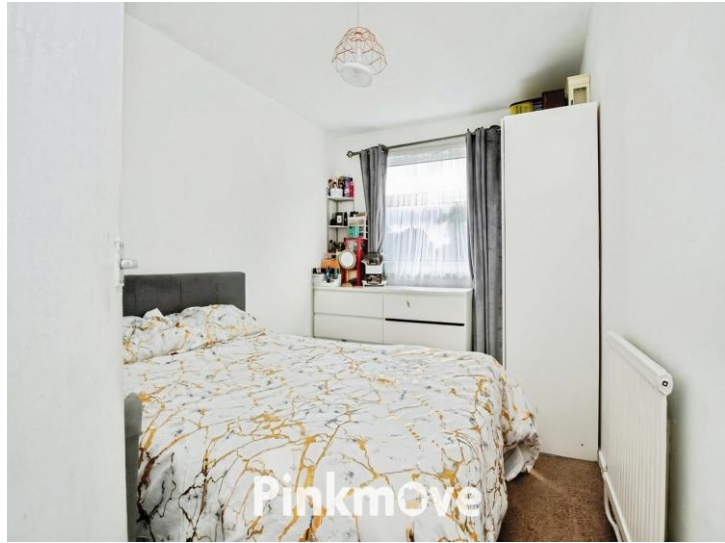
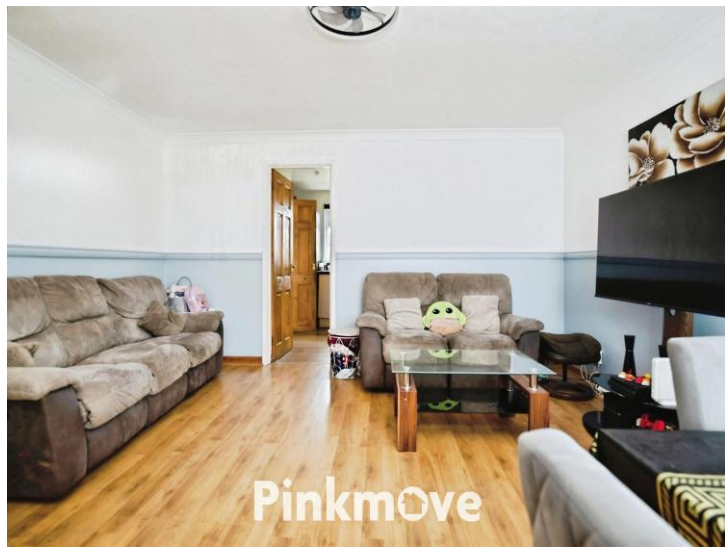
The ground floor comprises an entrance hall leading to a generous lounge, providing ample space for both relaxing and entertaining. To the rear, the fitted kitchen offers a range of storage units and worktop space, along with room for everyday dining. A useful storage room adds further practicality to the home.

To the first floor are two comfortable double bedrooms, a single bedroom ideal as a nursery, guest room or home office, and a family bathroom fitted with a three-piece suite.

Outside, the property benefits from a private rear garden featuring a patio area and lawn, providing an ideal space for outdoor dining or enjoying the warmer months. The garden is not dire.

Offering well-balanced living accommodation and a private outdoor space, this property presents an excellent opportunity for buyers seeking a home that is ready to move straight into.





## Accommodation

### Lounge

15' x 14' 5" ( 4.57m x 4.39m )

### Kitchen

12' 9" x 9' 10" ( 3.89m x 3.00m )

### Bedroom 1

12' 5" x 8' 5" ( 3.78m x 2.57m )

### Bedroom 2

12' 5" x 6' 2" ( 3.78m x 1.88m )

### Bedroom 3

9' 9" x 5' 7" ( 2.97m x 1.70m )

### Bathroom

8' x 5' 6" ( 2.44m x 1.68m )

### Agents Note:

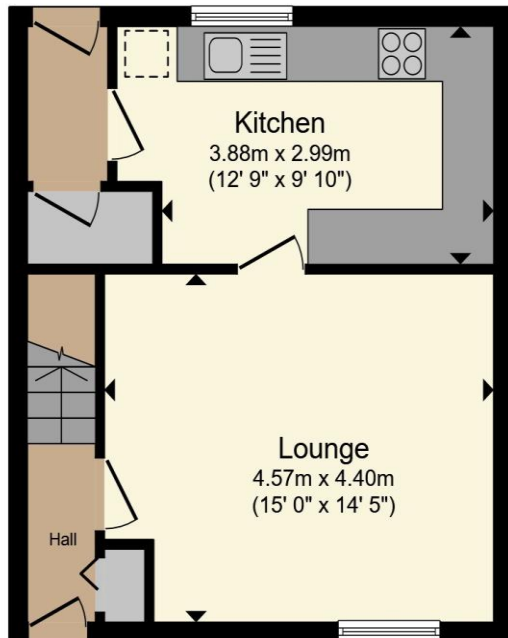
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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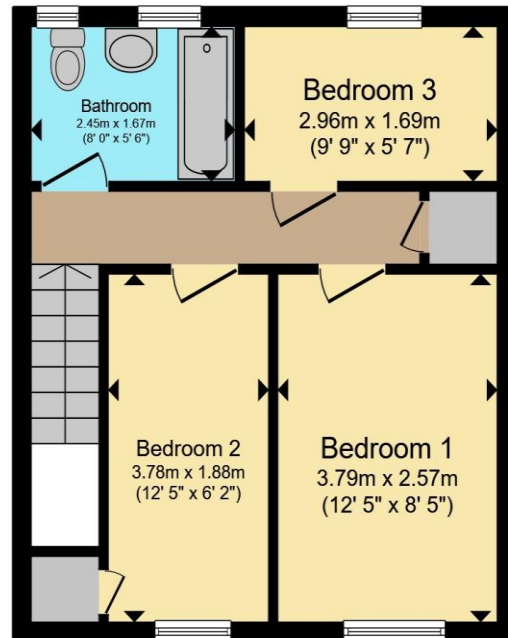
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## Floorplan



**Ground Floor**



**First Floor**

Total floor area 70.6 m<sup>2</sup> (760 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](http://www.propertybox.io)

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