

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



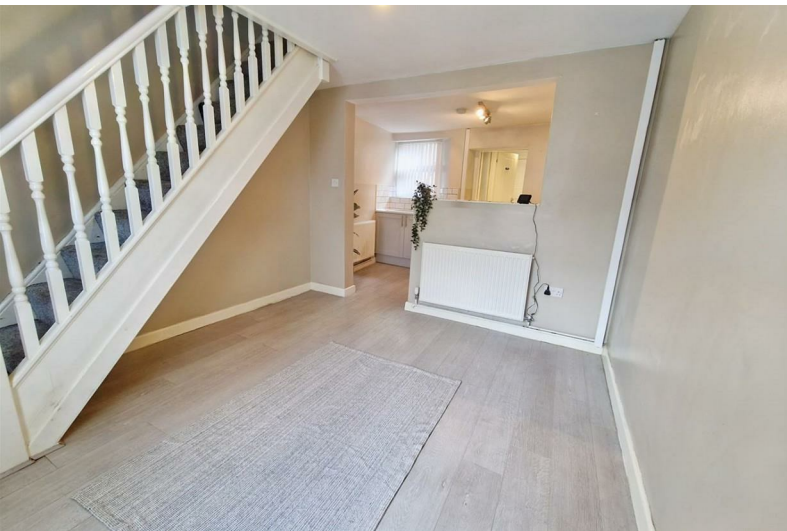
## Bethania Street

Maesteg, CF34 9ET

£95,000



Council Tax:



# 49 Bethania Street

Maesteg, CF34 9ET

£95,000



## General

With a population of 15,000 Maesteg is found at the top of the Llynfi valley in South Wales with great links to the M4 corridor and public transport, ideally located in between Cardiff & Swansea.

The town boasts many facilities and amenities including: Primary Schools, Comprehensive School, Doctors Surgery, Mainline Train Station and Bus routes, variety of shops, takeaways, pubs, Swimming Pool and Leisure facilities, along with a variety of shops centrally.

## Lounge

12'00" x 10'4" (3.66m x 3.15m )  
with laminate flooring, skimmed walls and ceilings with central lighting, window to front and open arch to kitchen, stairs to first floor.

## Kitchen & Breakfast Room

10'11" x 8'7" (3.33m x 2.62m )  
with laminate flooring, smooth walls and ceilings with central lighting, window to rear, selection of base and wall units in white shaker style with granite effect worktops, integral sink and drainer, electric oven and hood with halogen hob, breakfast area with work top for stools.

## Rear Hallway

with tiled flooring, skimmed walls with and ceilings which with central lighting, door to rear, space and plumbing for washing machine, radiator.

## Bathroom

8'10" x 6'0" (2.69m x 1.83m )  
with tiled flooring and walls & smooth ceilings with spot lighting, two windows to rear, 3 piece suite wc

and sink, bath with glass screen and thermostatic shower, chrome towel radiator, airing cupboard with wall mounted boiler.

## Landing

Carpets, skimmed walls and ceilings, central light fitting, wood banister with spindles, airing cupboard.

## Bedroom 1

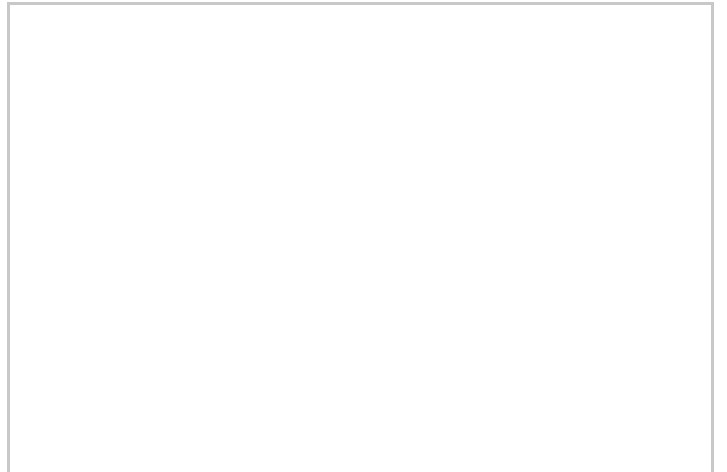
12'8" x 11'00" (3.86m x 3.35m )  
with carpets, skimmed walls and ceilings with central lighting, two windows to front, radiator.

## Bedroom 2

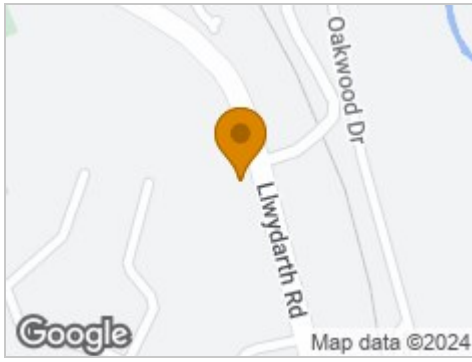
13'5" x 6'10" (4.09m x 2.08m )  
with carpets, skimmed walls and ceilings with central lighting, two windows to rear, radiator.

## Garden

Tiered garden with steps to first tier which is currently chipped, steps to second tier currently laid with artificial grass, further steps to third tier which is rough ground currently with rear gated access to lane, spectacular views across the valley.



## Road Map



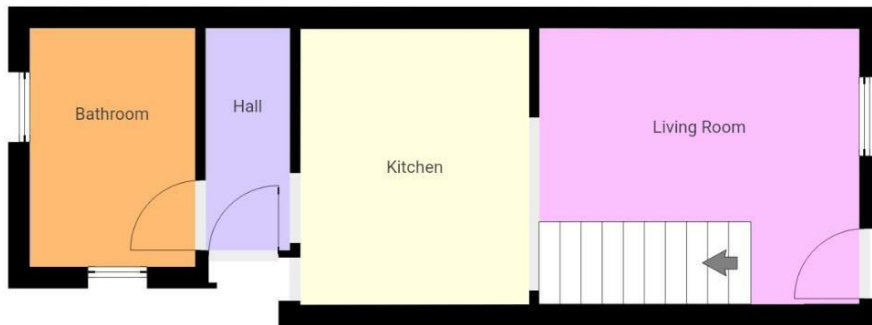
## Hybrid Map



## Terrain Map



## Floor Plan

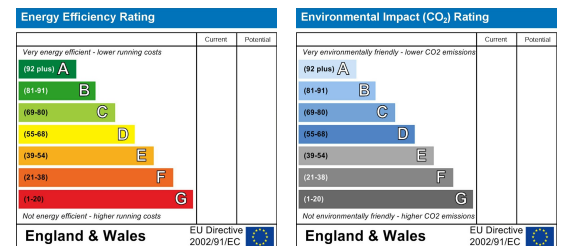


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## Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.