



**29 Bedw Street, Maesteg, CF34 0TF**

**£64,995**

We are pleased to offer For Sale this charming one bedroom terraced cottage, perfect for a First Time Buyer looking to get their foot on the property ladder or a Buy to Let investor. Located within easy reach of local shops and amenities as well as public transport links. The accommodation briefly comprises: reception room, kitchen and shower room to the ground floor. Large double bedroom to the first floor.

The property further benefits from electric heating, uPVC double glazing (apart from shower room window). Freehold (TBC by conveyancer).

EPC Rating = G. Council Tax Band = A.



## Ground Floor

### Reception Room 17'0" x 11'5" (5.2 x 3.5)



Entry via a uPVC double glazed door. Skimmed ceiling and walls, fitted carpet, carpeted stairs to first floor, two radiators, two uPVC double glazed windows to front and door to:

### Kitchen 10'2" x 5'10" (3.1 x 1.8)



Skimmed ceiling, skimmed and tiled walls, tiled floor, a range of base units with a complementary work surface housing a stainless steel sink/drainer, space for cooker and fridge freezer, uPVC double glazed window to rear and door to:

### Shower Room 5'10" z 3'7" (1.8 z 1.1)



Textured ceiling, tiled and pvc clad walls, tiled floor, window with obscured glass to rear and a three piece suite comprising a shower cubicle, low level W.C and wall mounted wash hand basin.

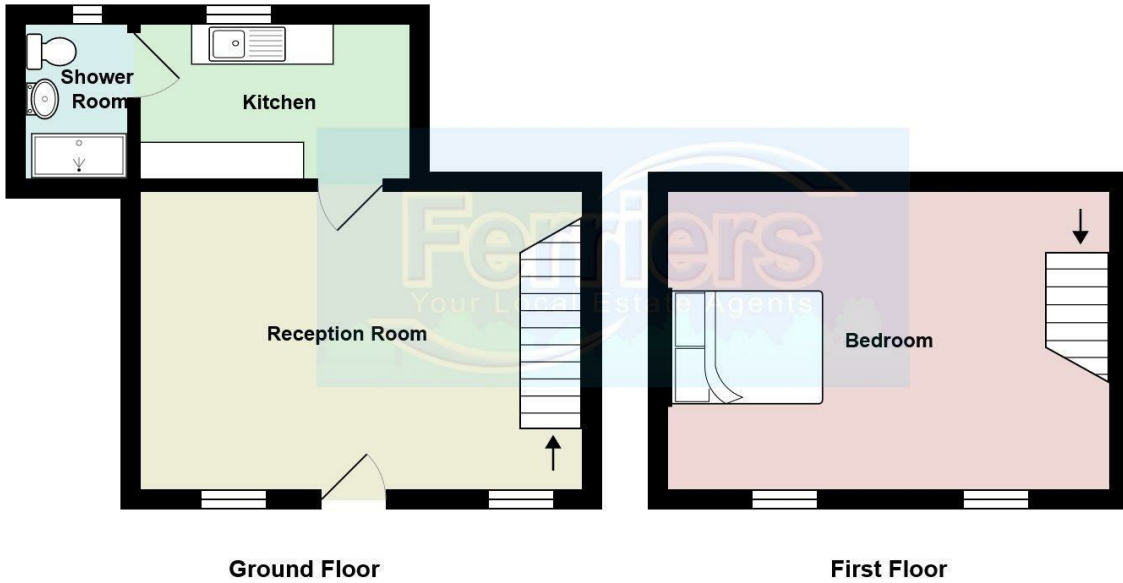
## First Floor

### Bedroom 17'0" x 11'5" (5.2 x 3.5)



Skimmed ceiling with exposed beams, skimmed walls, fitted carpet, radiator and two uPVC double glazed windows to front.

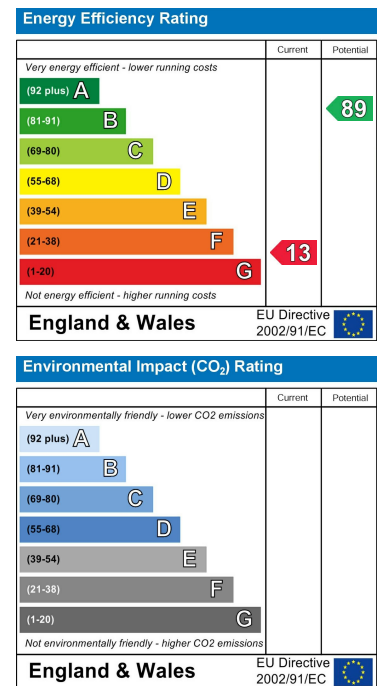
## Floor Plan



## Area Map



## Energy Efficiency Graph



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