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## Rock Cottage 79 Commercial Street, Maesteg, CF34 9PX

**£95,000**

Ferriers Estate Agents are pleased to offer for sale this two bedroom, end-of-terrace property in the heart of Maesteg Town Centre, within walking distance to local bus and train routes. The accommodation briefly comprises:- reception room and kitchen to the ground floor. Landing, two bedrooms and a bathroom to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout and front & rear gardens with side access. Sold with no on-going chain. Freehold (TBC by conveyancer). EPC Rating = E. Council Tax Band = B.

## Ground Floor

### Lounge 16'0" x 11'1" (4.9 x 3.4)

Entry via a uPVC double glazed door, skimmed and coved ceiling, skimmed walls, fitted carpet, radiator, carpeted stairs to the first floor, two uPVC double glazed windows to the front, door into:-

### Kitchen 13'1" x 7'6" (4 x 2.3)

Skimmed and coved ceiling, skimmed and tiled walls, vinyl flooring, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink drainer, space for a cooker, space and plumbing for a washing machine, under stairs storage cupboard, uPVC double glazed window and door to the rear

## First Floor

### Landing

Skimmed ceiling, skimmed walls, fitted carpet, uPVC double glazed window to the rear, three doors off:-

### Bedroom One 9'10" x 8'2" (3 x 2.5)

Skimmed ceiling, skimmed walls, radiator, uPVC double glazed window to the front

### Bedroom Two 11'9" x 7'10" (3.6 x 2.4)

Skimmed ceiling, skimmed walls, fitted carpet, radiator, storage cupboard over the stairwell, uPVC double glazed window to the front

### Bathroom 10'2" x 7'6" (3.1 x 2.3)

Skimmed ceiling, skimmed and tiled walls, vinyl flooring, radiator, three piece suite comprising a panel bath, pedestal wash hand basin and a low level W.C., storage cupboard housing a gas combination boiler, uPVC double glazed window with obscured glass to the rear

## Outside

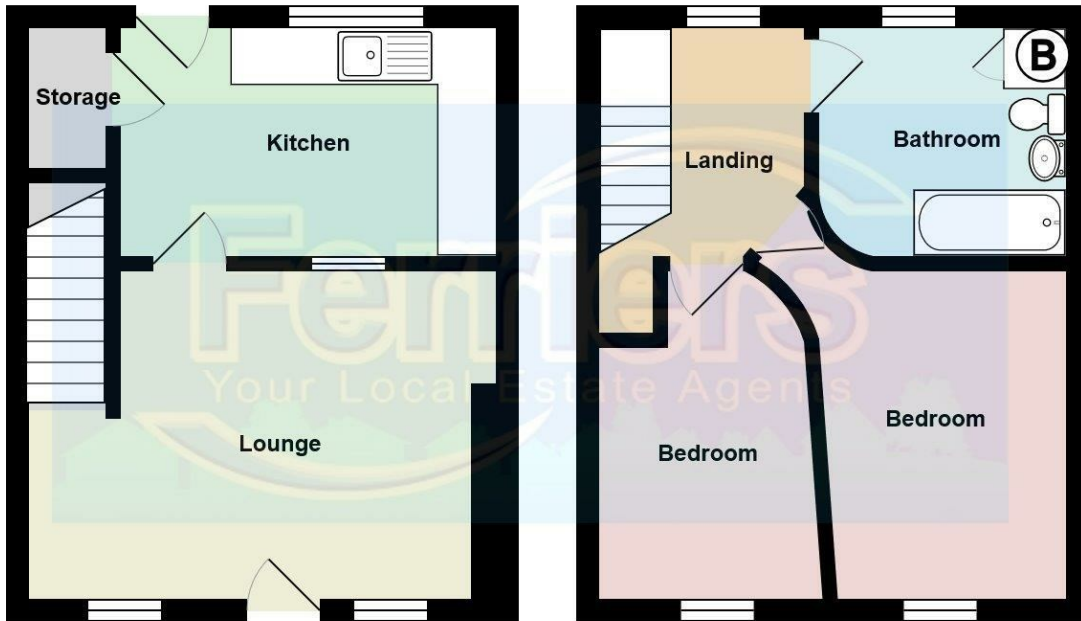
### Front Garden

Two areas laid with decorative pea shingle, steps leading up to the side garden which leads around to the rear garden

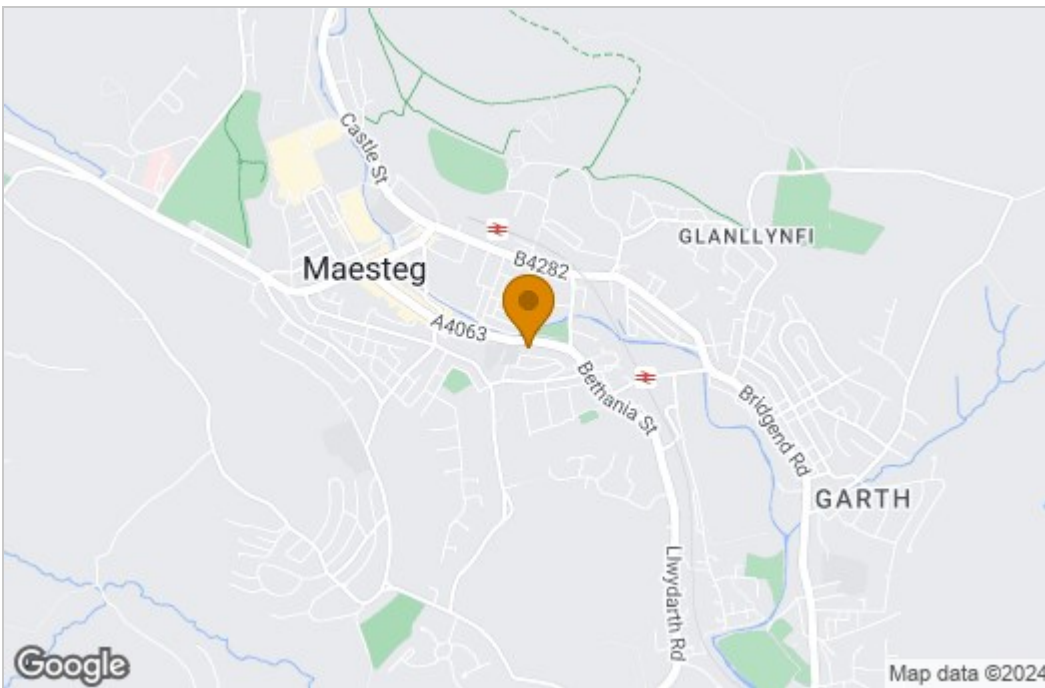
### Rear Garden

Garden laid to lawn, path leading to a back yard

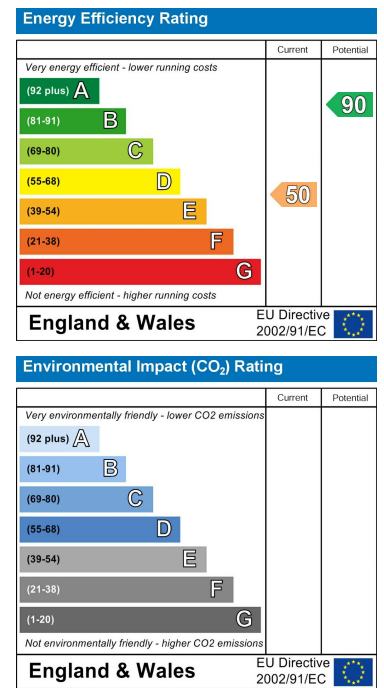
# Floor Plan



# Area Map



# Energy Efficiency Graph



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