



19 Brown Street, Maesteg, CF34 0BN

£130,000

Ferriers Estate Agents are pleased to offer for sale, this three bedroom end-of-terrace property, situated in the heart of the popular area of Nantyffyllon, Maesteg. The property is conveniently located for access to schools, shops and transport links and is within an easy commute of the M4 to Junction 36. The town of Maesteg is within approximately 1 mile. The accommodation briefly comprises:- entrance hallway; lounge; kitchen; inner hallway, shower room and W.C to the ground floor. Landing and three bedrooms to the first floor. The property further benefits from gas central heating, uPVC double glazing throughout and a larger than average rear garden with off-road parking. Sold with no on-going chain.

EPC Rating = F.

Council Tax Band = B.

Freehold (to be confirmed by conveyancer).

Ground Floor

Entrance Hallway

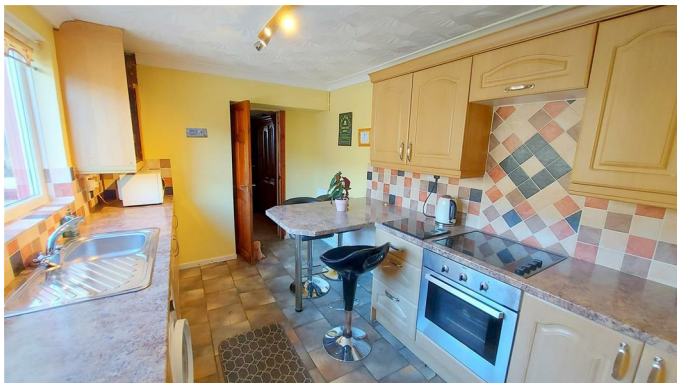
Entry via a composite door, textured ceiling, skimmed walls, tiled flooring, carpeted stairs to the first floor, door into:-

Lounge 18'8" x 13'9" (5.7 x 4.2)



Textured ceiling, papered and skimmed walls, fitted carpet, two radiators, under stairs storage cupboard, uPVC double glazed windows - one to the front and one to the rear, door into:-

Kitchen 14'1" x 8'6" (4.3 x 2.6)



Skimmed and covered ceiling, skimmed and tiled walls, tiled flooring, radiator, wall mounted gas boiler, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainer, integrated appliances to include an oven and hob, space and plumbing for a washing machine, uPVC double glazed window to the side, door into:-

Inner Hallway

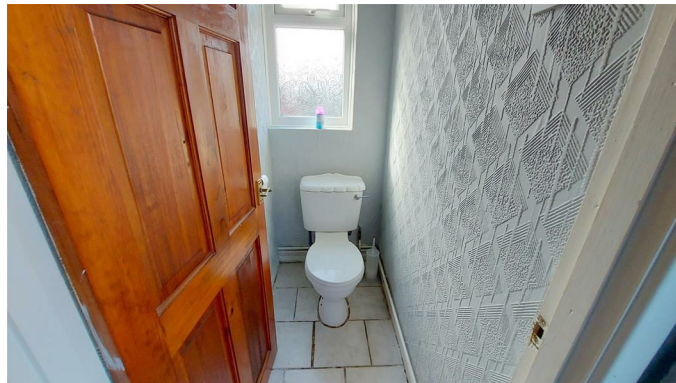
Textured ceiling, papered walls, tiled flooring, storage cupboard, uPVC double glazed door to the side, two doors off.

Shower Room 5'10" x 5'2" (1.8 x 1.6)



Skimmed ceiling, PVC panelled walls, tiled flooring, radiator, two piece suite comprising a double shower cubicle and a vanity wash hand basin, uPVC double glazed window with obscured glass to the rear.

W.C 5'2" x 2'11" (1.6 x 0.9)



Skimmed ceiling, papered walls, tiled flooring, low level W.C., uPVC double glazed window with obscured glass to the rear.

First Floor

Landing



Textured ceiling with loft access, skimmed walls, fitted carpet, radiator, three doors off:-

Bedroom One 12'9" x 8'6" (3.9 x 2.6)



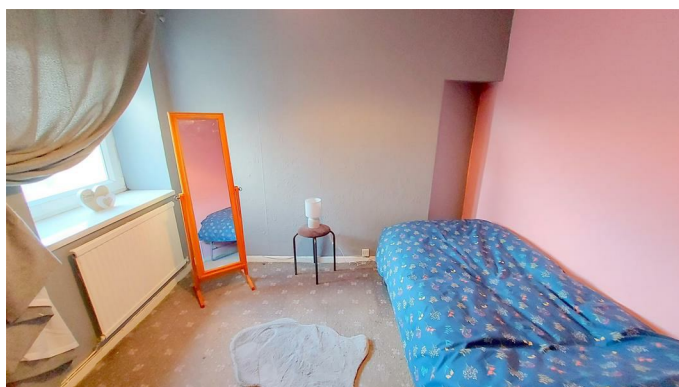
Textured ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the side.

Bedroom Two 10'2" x 10'2" (3.1 x 3.1)



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

Bedroom Three 9'2" x 7'2" (2.8 x 2.2)



Textured ceiling, papered walls, fitted carpet, radiator, storage cupboard, uPVC double glazed window to the rear.

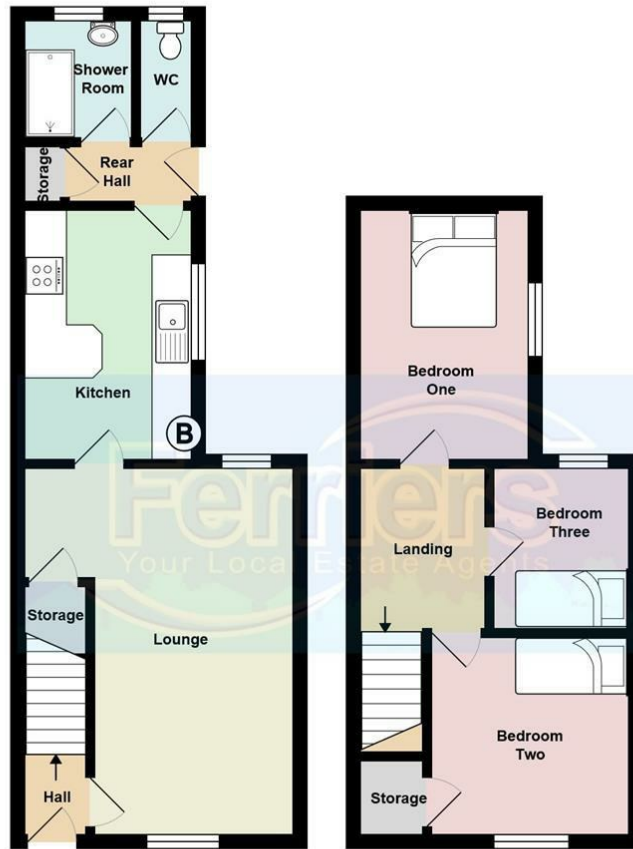
Outside

Rear Garden



Larger than average rear garden, area laid to patio, further area laid to lawn, another further area laid to patio, block shed, off-road parking accessed via a metal gate, bordered with block walls.

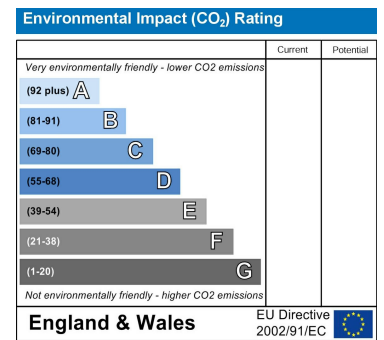
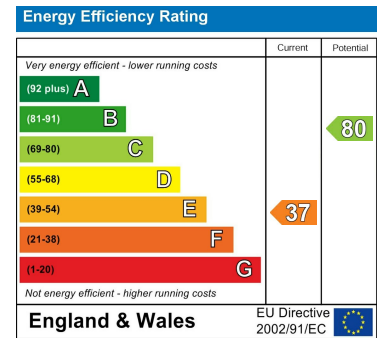
Floor Plan



Area Map



Energy Efficiency Graph



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