



81 Bethania Street, Maesteg, CF34 9ET

£85,000

Ferriers Estate agents are pleased to offer this two bedroom terraced property located within walking distance of Maesteg Town and all its amenities. Within easy access of schools and public transport links The accommodation briefly comprises of porch, reception room and kitchen to the ground floor. Landing, two bedrooms and bathroom to the first floor. The property further benefits from uPVC double glazing, gas combination boiler, rear garden and garage to rear.

EPC= D

Council Tax Band = B

Tenure = Freehold (to be confirmed by a legal representative)

Entrance Porch

Textured and covered ceiling. Skimmed walls. Laminate flooring. Upvc double glazed window to the front. Radiator. Opening into:-

Lounge / Dining room 20'0" x 11'9" (6.1 x 3.6)



Textured and covered ceiling. Skimmed walls. Fitted carpet Under stairs storage. Fire surround housing pebble effect electric fire. Upvc double glazed window to the front. Radiator. wooden panel door leading to stairs. Georgian style door leading into:-

Kitchen 9'10" x 9'10" (3.0 x 3.0)



Textured and covered ceiling. Skimmed walls with tiled splash back areas. Vinyl flooring. Range of wall and base units with complementary work surfaces housing sink/drainers, electric hob and oven. Space for fridge/freezer. Plumbed for automatic washing machine. Upvc double glazed window to the side. Upvc double glazed window to the rear. Radiator.

Landing

Skimmed ceiling with loft access. Skimmed walls. Fitted carpet. Storage area housing combination gas boiler. Three doors leading off to:-

Bedroom 1 11'5" x 9'2" (3.5 x 2.8)



Skimmed and covered ceiling. Skimmed walls. Laminate flooring. Upvc double glazed window to the front. Radiator.

Bedroom 2 9'6" x 9'2" (2.9 x 2.8)



Skimmed and covered ceiling. Skimmed walls. Fitted carpet. Upvc double glazed window to the rear. Radiator.

Bathroom 9'6" x 6'2" (2.9 x 1.9)



Skimmed ceiling. Fully tiled walls. Ceramic tiled flooring. Four piece suite comprising wall mounted wash hand basin, W.C, corner bath and shower cubicle. Upvc double glazed window with obscured glass to the rear.

Front Garden

Laid with decorative chippings.

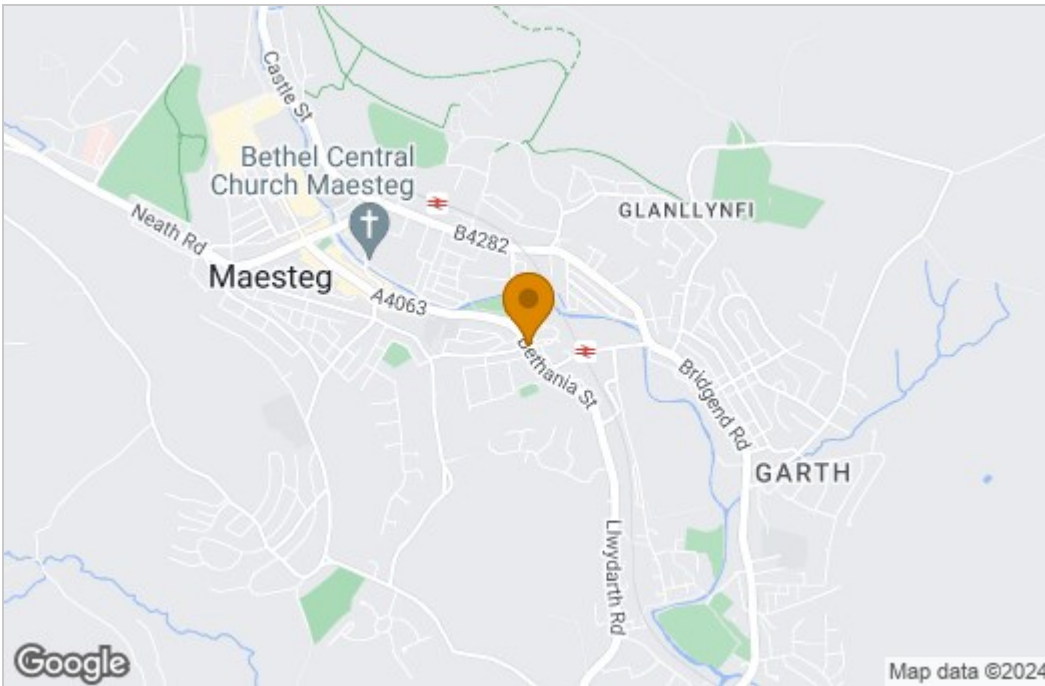
Rear Garden

Patio area. Steps leading to second patio area. Brick built shed. Entrance to garage.

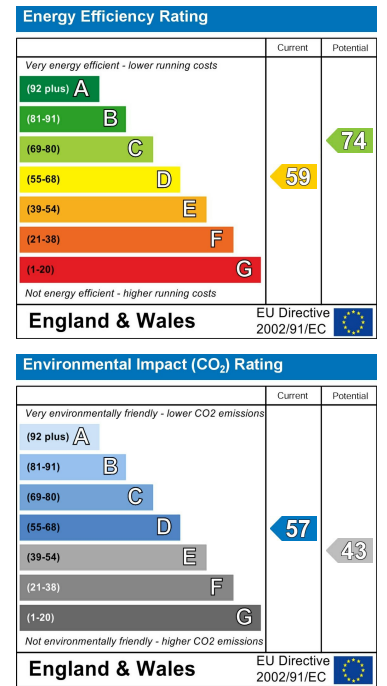
Floor Plan



Area Map



Energy Efficiency Graph



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