



**28 Park Street, Maesteg, CF34 9BA**

**£140,000**

Ferriers Estate Agents are pleased to offer for sale this well presented three bedroom, mid terraced property in a desirable area within walking distance of Maesteg town centre and all its amenities. Close to local schools shops and public transport links. The accommodation briefly comprises:- entrance porch, reception room and kitchen to the ground floor. Landing, three bedrooms and a bathroom to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout and an enclosed rear garden. This property is being sold with no on-going chain!!

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

EPC Rating = C

Council Tax Band = B



## Ground Floor

### Entrance Porch

Entry via a uPVC double glazed door, textured and coved ceiling, papered and tiled walls, tiled flooring, door into:-

### Reception Room 21'1" x 12'2" (6.43 x 3.73 )



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, two radiators, carpeted stairs to the first floor, under stairs storage cupboard, uPVC double glazed window to the front, door into:-

### Kitchen 12'3" x 11'11" (3.74 x 3.65)



Textured and coved ceiling, skimmed and tiled walls, tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a ceramic Belfast sink/drainers with stainless steel taps, integrated appliances to include an oven, four ring hob, chimney style extractor hood and a dishwasher, space for fridge/freezer, space and plumbing for a washing machine and a tumble dryer, storage cupboard housing the gas combination boiler, uPVC double glazed window to the rear, uPVC double glazed door with obscured glass to the rear.

## First Floor

## Landing



Textured ceiling, skimmed and papered walls, fitted carpet, four doors off:-

### Bedroom One 12'2" x 11'10" (3.73 x 3.62)



Textured ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the rear.

### Bedroom Two 13'1" x 8'2" (3.99 x 2.49)



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

### Bedroom Three 9'8" x 6'5" (2.95 x 1.96)



Textured ceiling with loft access, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the front.

### Bathroom 8'0" x 7'6" (2.45 x 2.30)



Textured ceiling, skimmed and tiled walls, wood effect laminate flooring, chrome heated towel rail, four piece suite comprising a free standing bath, quadrant shower cubicle with rainfall shower, pedestal wash hand basin and a low level W.C., single glazed skylight.

### Outside

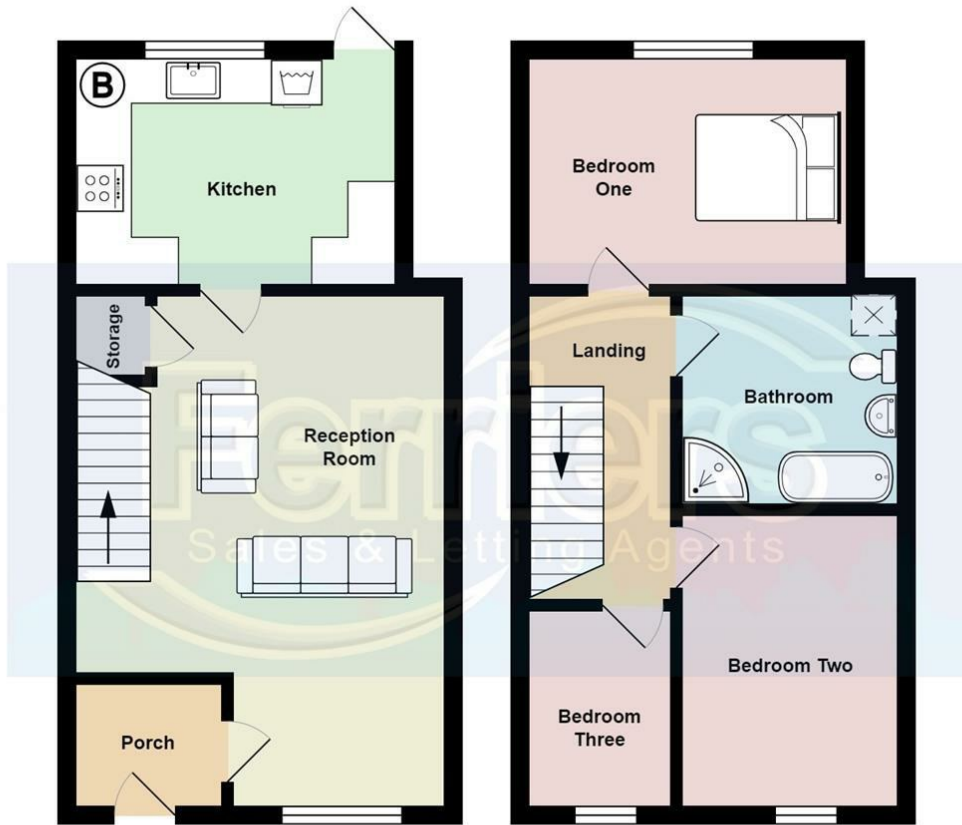
#### Rear Garden



Area laid to patio, paved steps leading to a further tiered area which is laid to lawn, wooden storage shed, bordered with block walls.



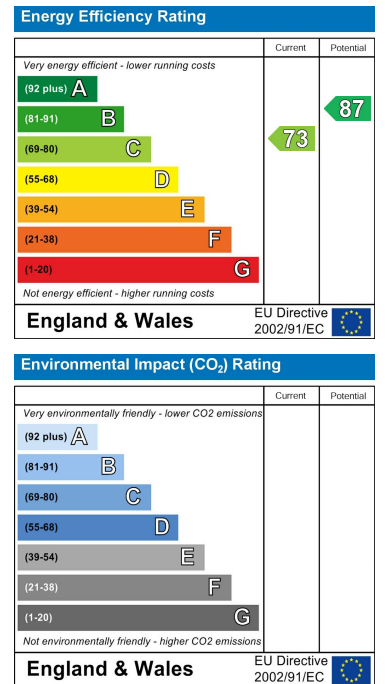
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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