



12 Humphreys Terrace, Maesteg, CF34 0SG

£140,000

Ferriers Estate Agents are pleased to offer for sale this well presented, three bedroom end-of-terrace property situated in Caerau, Maesteg. Ideally located for access to transport links towards Maesteg Town Centre and forestry walks within a short distance. The accommodation briefly comprises:- entrance porch, hallway, two reception rooms, kitchen, lean-to and a bathroom to the ground floor. Landing, three bedrooms and a shower room to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout and an enclosed rear garden with side access.

This property has been recently refurbished throughout and is being sold with no on-going chain.

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

EPC Rating = TBC

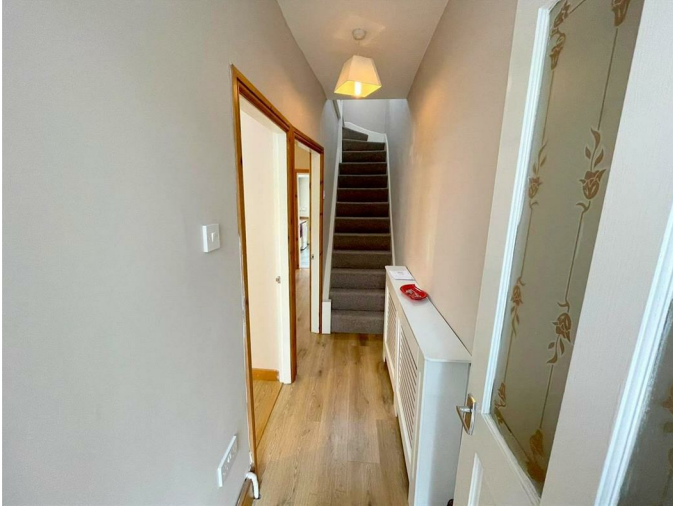
Council Tax Band = A

Ground Floor

Entrance Porch

Entry via a uPVC double glazed door, papered ceiling, skimmed walls, fitted carpet, door into:-

Hallway



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, carpeted stairs to the first floor, two doors off.

Reception Room Two 12'2" x 10'0" (3.73 x 3.07)



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the front.

Reception Room One 12'10" x 11'2" (3.92 x 3.41)



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, door into kitchen, uPVC double glazed window to the front.

Kitchen 13'4" x 9'0" (4.07 x 2.75)



Skimmed ceiling with loft access and spotlights, skimmed walls, tile effect vinyl flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage unit with mixer tap, integrated appliances to include an electric oven, four ring gas hob and a chrome chimney style extractor above, space for a fridge/freezer, space and plumbing for a washing machine, wall mounted gas combination boiler, under stairs storage cupboard/pantry, door into bathroom, uPVC double glazed window to the side, uPVC double glazed door with obscured glass into:-

Lean-to 5'10" x 4'0" (1.79 x 1.23)



Polycarbonate roof, skimmed walls, tiled flooring, radiator, space and plumbing for a washing machine and tumble dryer, uPVC double glazed window with obscured glass to the side, uPVC double glazed door with matching side panels to the rear.

Bathroom 7'1" x 6'9" (2.17 x 2.07)



Skimmed ceiling with spotlights, skimmed and tiled walls, tiled flooring, chrome heated towel rail, radiator, four piece suite comprising a double shower enclosure, tile bath, vanity wash hand basin with waterfall tap and a low level W.C., uPVC double glazed window with obscured glass to the rear.

First Floor

Landing



Skimmed ceiling with loft access, skimmed walls, fitted carpet, airing cupboard, uPVC double glazed window to the rear, four doors off:-

Bedroom One 12'7" x 8'7" (3.85 x 2.63)



Skimmed and coved ceiling with spotlights, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the front.

Bedroom Two 10'4" x 8'8" (3.15 x 2.65)



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

Bedroom Three 6'11" x 6'10" (2.11 x 2.10)



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

Shower Room 4'11" x 4'1" (1.51 x 1.25)



Skimmed ceiling with spotlights, skimmed walls, tile effect vinyl flooring, chrome heated towel rail, three piece suite comprising a shower enclosure, vanity wash hand basin with stainless steel mixer tap, and a low level W.C.

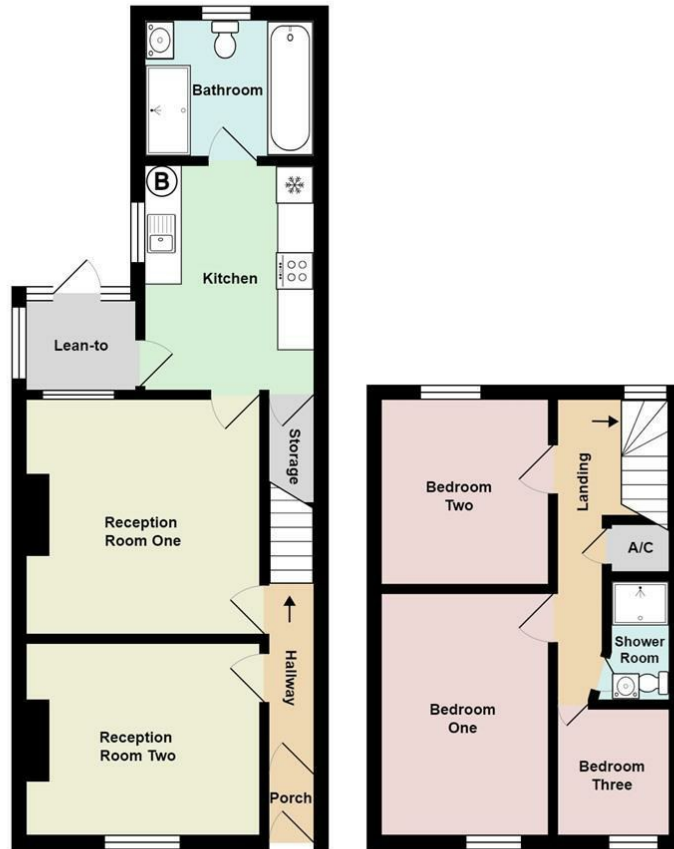
Outside

Rear Garden



Wooden pedestrian gate to the side, area laid to patio, paved steps leading to a further area which is also laid to patio, paved centre pathway with further area to the right side laid to lawn, outside W.C. and storage shed, bordered with block walls.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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