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**SELLING HOMES SINCE 1918**

**53 Blaencaerau Road, Maesteg, CF34 0PP**  
**£75,000**

Ferriers Estate Agents are pleased to offer for sale this three bedroom, mid terraced property. Ideally located for access to the local primary school and within walking distance of local shops and amenities. The accommodation briefly comprises:- entrance hallway, 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, an enclosed rear garden with rear lane access and a garage. This property is in need of refurbishment and is being sold with no on-going chain.

EPC Rating = F.

Council Tax Band = A.

Tenure = Leasehold (0 years left on the lease, Freehold to be purchased upon exchange of contracts).

## Ground Floor

### Entrance Hallway

Entry via a uPVC double glazed door, textured and coved ceiling, papered walls, tiled flooring, radiator, carpeted stairs to the first floor, door into:-

### Reception Room 20'11" x 12'5" (6.4 x 3.8)

Skimmed and coved ceiling, skimmed and papered walls, wood effect laminate flooring, radiator, uPVC double glazed window to the front and rear, door into:-

### Kitchen 10'9" x 10'2" (3.3 x 3.1 )

Skimmed and coved ceiling, tiled walls, tiled flooring, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage, space for cooker and fridge freezer, two storage cupboards, uPVC double glazed window and door to the side.

## First Floor

### Landing

Textured ceiling with loft access, papered walls, fitted carpet, radiator, four doors off:-

### Bedroom One 12'5" x 8'6" (3.8 x 2.6)

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

### Bedroom Two 9'10" x 8'2" (3.00 x 2.5)

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

### Bedroom Three 9'6" x 6'6" (2.9 x 2.00)

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

### Bathroom 10'2" x 8'2" (3.1 x 2.5)

Textured and coved ceiling, skimmed and tiled walls, vinyl flooring, storage cupboard, four piece suite comprising a double shower cubicle, corner bath, pedestal wash hand basin and a low level W.C., wall mounted gas combination boiler, uPVC double glazed window to the rear.

## Outside

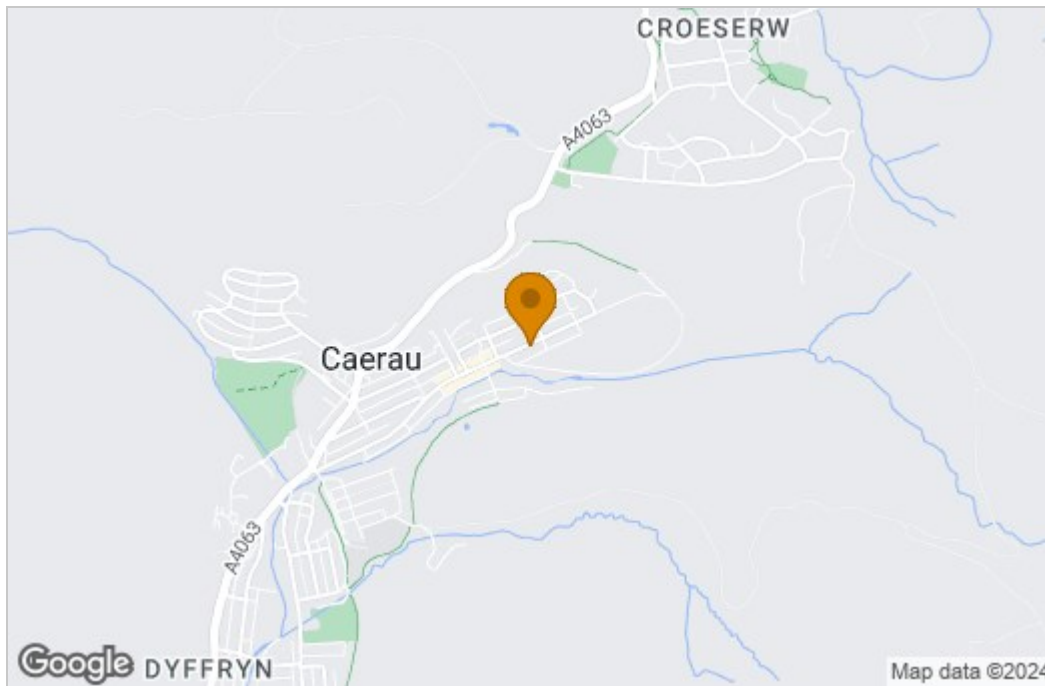
### Rear Garden

Area laid to patio, bordered with block walls, garage to the rear, wooden pedestrian gate offering rear lane access.

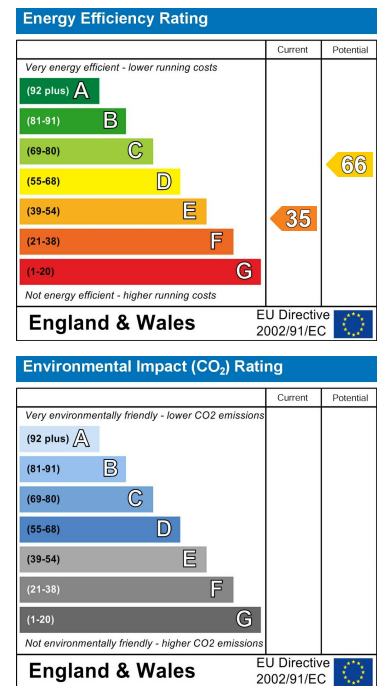
# Floor Plan



# Area Map



# Energy Efficiency Graph



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