

## 312 Bridgend Road, Maesteg, CF34 0AX

**£99,950**

Ferriers Estate Agents are pleased to offer for sale this charming two double bedroom terraced property in Maesteg, which offers access to local schools and shops as well as Garth Welfare Park and sports facilities. Excellent public transport links and ideal for accessing J36 of the M4. The accommodation briefly comprises:- entrance porch, reception room and kitchen to the ground floor.

Landing, two 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 will make an ideal first time purchase or investment and is being sold with no on-going chain.

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

EPC Rating = D.

Council Tax Band = B.

## Ground Floor

### Entrance Porch



Entry via a uPVC double glazed door, textured ceiling, textured walls, fitted carpet, carpeted stairs to the first floor, door into:-

### Reception Room 23'3" x 10'1" (7.09 x 3.09)



Skimmed ceiling, skimmed and papered walls, fitted carpet, two radiators, coal effect gas fire sitting on a marble back and hearth with wooden mantle over, under stairs storage cupboard, two uPVC double glazed windows to the front and rear, door into:-

### Kitchen 10'4" x 7'2" (3.17 x 2.20)



Skimmed ceiling, skimmed walls with tiled splashbacks, tiled 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 extractor hood above, space for an under counter fridge/freezer, space and plumbing for a washing machine and potentially a slimline dishwasher, uPVC double glazed window to the rear, uPVC double glazed door to the side providing access to the rear garden.

## First Floor

### Landing

Textured ceiling, textured walls, fitted carpet, storage cupboard housing the gas combination boiler, three doors off:-

### Bedroom One 13'1" x 12'10" (4 x 3.93)



Skimmed ceiling with loft access, papered walls, fitted carpet, radiator, two uPVC double glazed windows to the front.

Bedroom Two 10'3" x 10'0" (3.13 x 3.05)



Skimmed ceiling, papered walls, fitted carpet, radiator, uPVC double glazed window to the rear.

Bathroom 7'4" x 6'11" (2.26 x 2.11)



Skimmed ceiling, PVC clad and tiled walls, tile effect vinyl flooring, radiator, three piece suite comprising a panel bath with shower over and privacy screen, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the side.

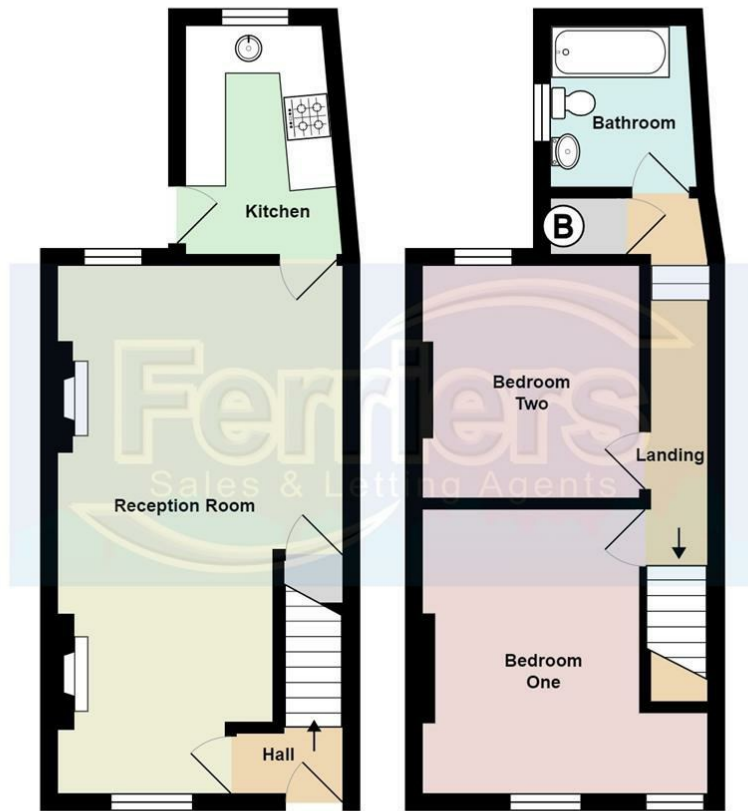
Outside

Rear Garden

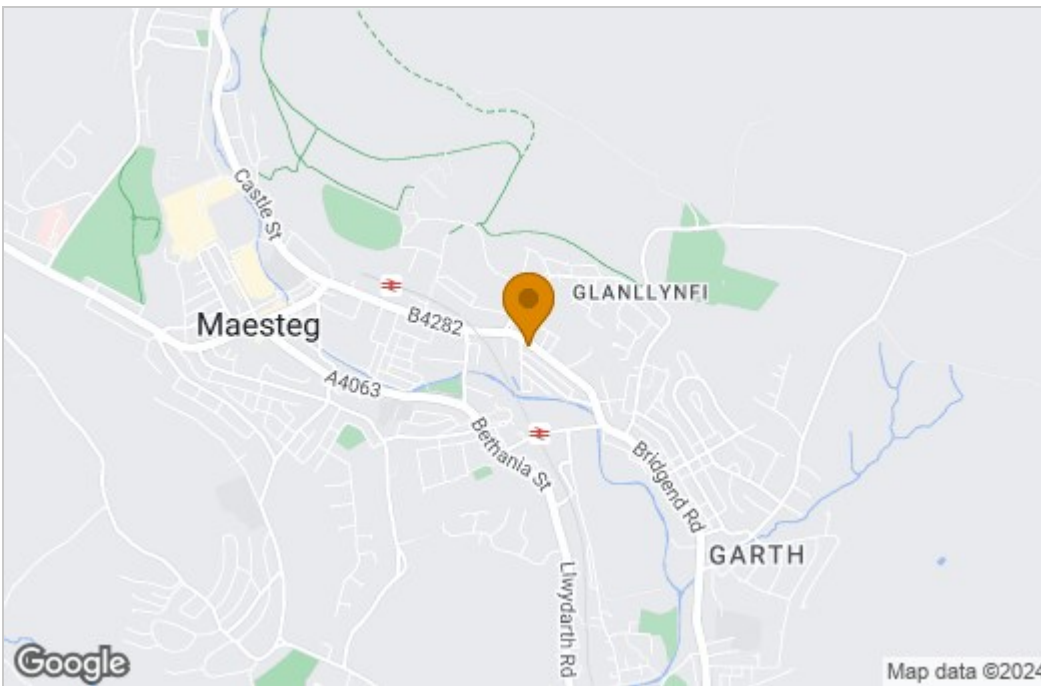


Garden laid to patio, bordered with block walls.

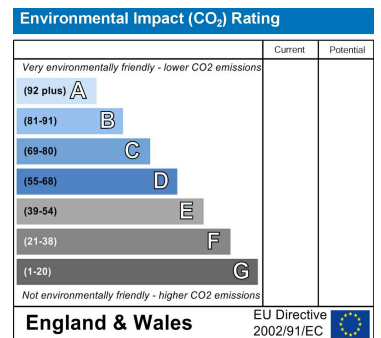
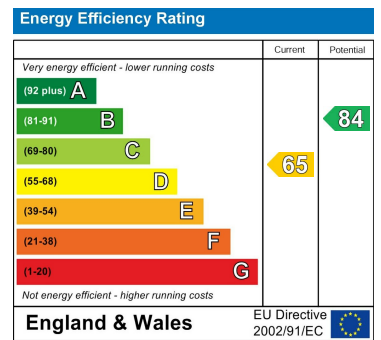
# Floor Plan



# Area Map



# Energy Efficiency Graph



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