



25 Chestnut Grove, Maesteg, CF34 0NT

£89,995

Ferriers Estate Agents are pleased to offer for sale this two bedroom end-of-terrace property situated in Garth, Maesteg conveniently located for use of Maesteg Town Centre's amenities, nearby schools and transport links. The property briefly comprises:- entrance hallway, reception room and a kitchen/diner to the ground floor. Landing, two 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. This property would 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 = A.

Ground Floor

Entrance Hallway



Entry via a uPVC double glazed door, textured ceiling, papered walls with dado rail, tiled and wood effect laminate flooring, radiator, staircase leading to the first floor, storage cupboard, two doors off:-

Lounge 11'0" x 14'5" (3.36 x 4.41)



Textured ceiling, papered walls with dado rail and a stone feature wall, luxury vinyl flooring, radiator, uPVC double glazed window to the front.

Kitchen / Diner 17'8" x 8'8" (5.39 x 2.65)



Textured ceiling, papered walls with tiled splashbacks, tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a plastic sink/drainage with stainless steel tap, integrated appliances to include a fridge, a freezer, a gas oven and hob with extractor hood above, wall mounted gas combination boiler, two uPVC double glazed windows to the rear, uPVC double glazed door to the rear.

First Floor

Landing



Textured ceiling with loft access, papered walls with dado rail, fitted carpet, two storage cupboards, three doors off:-

Bedroom One 8'9" x 17'7" (2.68 x 5.38)



Textured and covered ceiling, papered walls, fitted carpet, two uPVC double glazed windows to the front.

Bedroom Two 8'9" x 10'11" (2.69 x 3.35)



Textured and covered ceiling, papered walls with dado rail, fitted carpet, built-in wardrobe/storage cupboard, uPVC double glazed window to the rear.

Shower Room 8'5" x 5'9" (2.57 x 1.77)



Textured and covered ceiling, tiled and PVC clad walls, three piece suite comprising a double shower cubicle, vanity wash hand basin and a low level W.C., two uPVC double glazed windows with obscured glass to the rear.

Outside

Front Garden



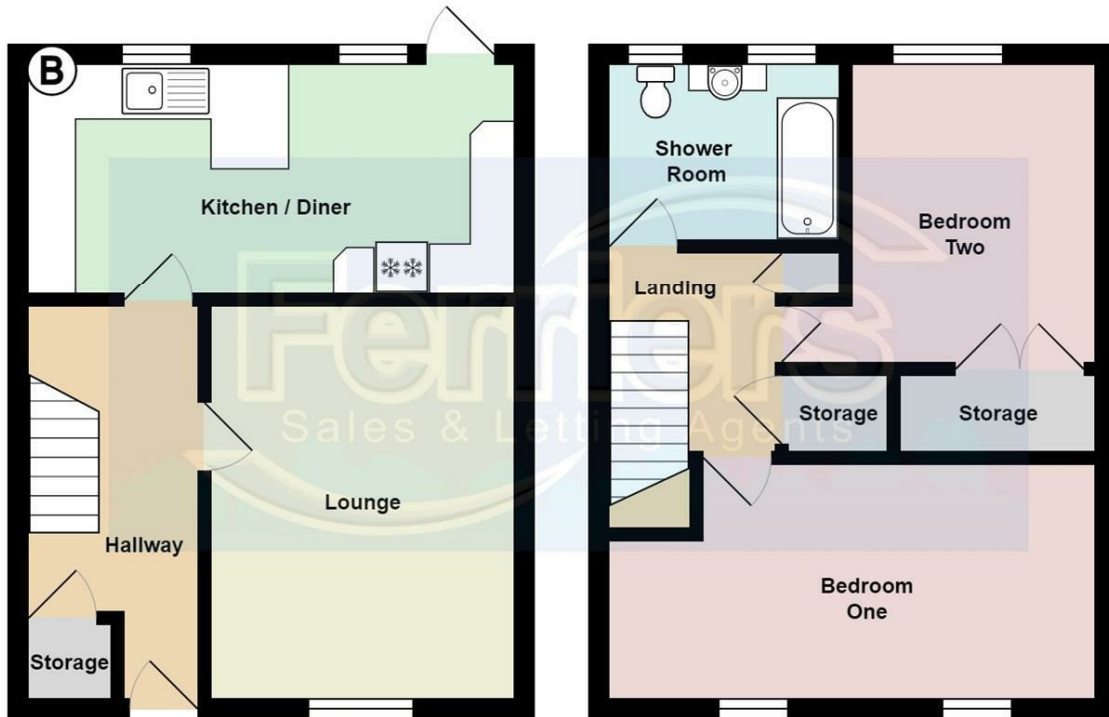
Area laid to lawn with steps leading to the property entrance.

Rear Garden

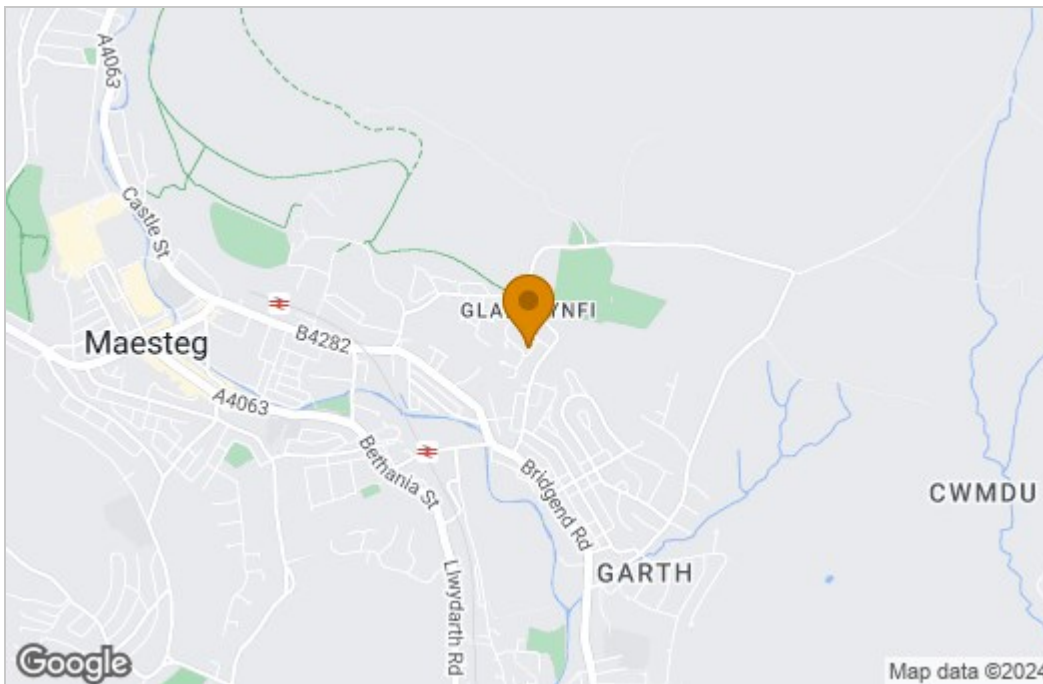


Concrete area with decorative pebbles, steps leading to further areas which are laid to lawn, block shed, bordered with wood panel fencing.

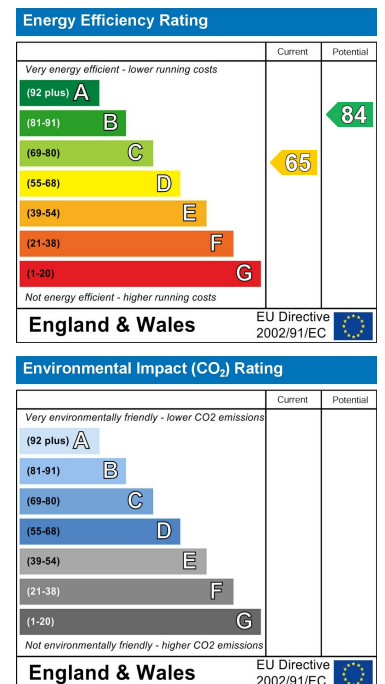
Floor Plan



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.