



1b Plasnewydd Street, Maesteg, CF34 9UL

£130,000

Ferriers Estate Agents are pleased to offer for sale this newly refurbished, three bedroom mid terraced property. Less than 200 yards away from Maesteg Town Centre and all its amenities, including local transport links and schools such as Plasnewydd Primary School. The accommodation briefly comprises:- entrance porch, lounge/diner, kitchen/diner and a shower room to the ground floor. Landing, three bedrooms and a cloakroom to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout and an enclosed, low maintenance rear courtyard. There is also a secure service lane to the rear of the property with keys available to the purchaser upon completion.

On-street parking is subject to a council permit being obtained. This property 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, skimmed ceiling, skimmed walls, wood effect laminate flooring, door into:-

Lounge / Diner 22'7" x 16'4" (6.89 x 4.99)



Skimmed and coved ceiling, skimmed walls, fitted carpet, three radiators, carpeted stairs to the first floor, coal effect electric fire, space for a dining table, under stairs storage cupboard, uPVC double glazed window to the front, door into:-

Kitchen / Diner 8'1" x 17'7" (2.47 x 5.36)



Skimmed ceiling with spotlights, skimmed walls with tiled splashbacks, wood effect laminate flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainers with mixer tap, integrated appliances to include an electric oven and hob with chrome chimney style extractor above, space for a fridge/freezer, space and plumbing for a washing machine, space for a dining table, wall mounted gas combination boiler, uPVC double glazed skylight window, uPVC double glazed window and door to the rear.

Shower Room 5'5" x 8'9" (1.67 x 2.69)



Skimmed ceiling, PVC clad walls, wood effect laminate flooring, radiator, four piece suite comprising a double walk-in shower cubicle with privacy screen, pedestal wash hand basin, low level W.C. and a bidet, uPVC double glazed window with obscured glass to the side.

First Floor

Landing



Skimmed ceiling, skimmed walls, fitted carpet, uPVC double glazed window to the rear, three doors off:-

Bedroom One 9'4" x 12'5" (2.85 x 3.80)



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

Bedroom Two 11'0" x 9'8" (3.36 x 2.97)



Skimmed ceiling, skimmed walls, fitted carpet,

radiator, uPVC double glazed window with obscured glass to the rear, door into:-

Cloakroom 2'4" x 5'0" (0.72 x 1.53)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, two piece suite comprising of a wash hand basin with waterfall tap and a low level W.C., uPVC double glazed window with obscured glass to the rear.

Bedroom Three 9'3" x 6'7" (2.83 x 2.02)



Skimmed ceiling with loft access, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the front.

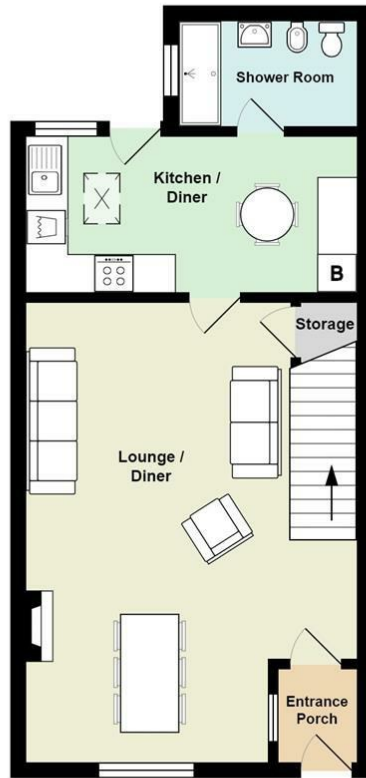
Outside

Rear Courtyard

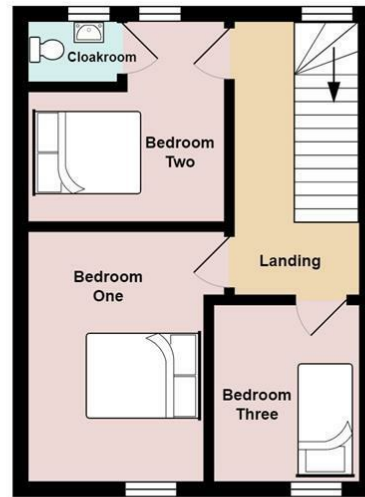


Courtyard is laid to concrete, bordered with block walls and wood panel fencing.

Floor Plan



Ground Floor

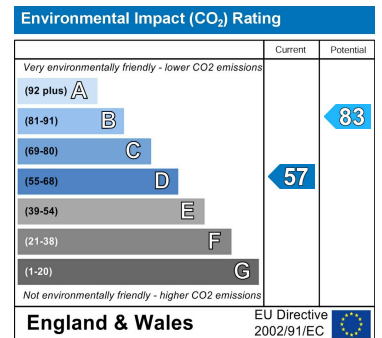
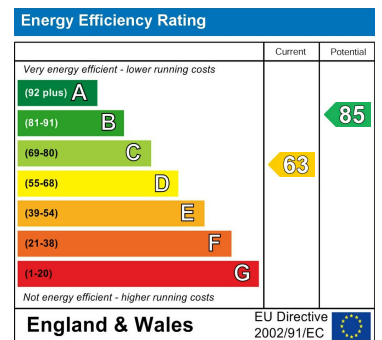


First Floor

Area Map



Energy Efficiency Graph



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