



45 High Street, Maesteg, CF34 0BS

£75,000

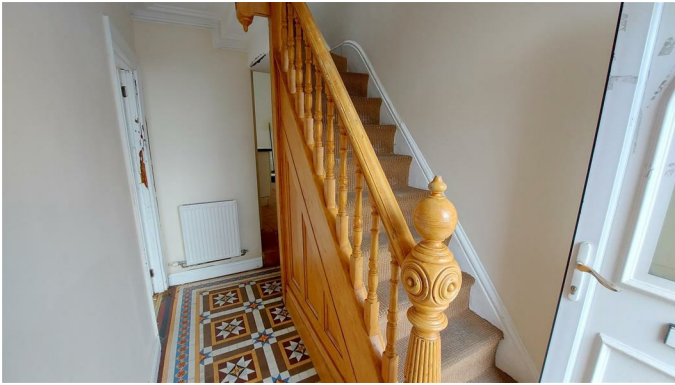
We are pleased to offer this two bedroom detached property, situated in Nantyyffyllon, near the town centre of Maesteg, Bridgend. Close to local shops, schools, bus routes and J36 of M4 within a short driving distance. Spacious accommodation, with potential to run a small business from the front room, which for many years traded as the "local butcher shop". The accommodation briefly comprises an entrance hallway, reception room, kitchen, utility area and second reception room/shop to the ground floor. Landing, two bedrooms and a bathroom to the first floor. The property further benefits from uPVC double glazing and a gas combination boiler. IDEAL INVESTMENT OPPORTUNITY.

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

Council Tax Band=B

EPC=E

Entrance Hall



Skimmed ceiling and walls. Original tiled flooring. Spindle banister staircase with fitted carpet leading to first floor. Understairs storage area. Radiator. Opening leading to kitchen area and door to:

Lounge 11'5" x 10'9" (3.5 x 3.3)



Skimmed ceiling and walls, wood effect laminate flooring. Wooden feature fire surround housing pebble effect electric fire, Radiator. and Upvc double glazed window to front of property.

Kitchen 13'1" x 11'9" (4.0 x 3.6)



Skimmed ceiling, skimmed and tiled walls. Ceramic tiled flooring. Range of wall and base units with complementary work surface housing one and a half bowl sink/drainers. Panelled door leading to shop front. Two Upvc double glazed windows, one to either side of the property. Radiator. Opening to:

Utility Area 12'5" x 3'3" (3.8 x 1.0)



Skimmed ceiling and walls. Ceramic tiled flooring. Upvc double glazed window to side of property. Radiator. Panelled Upvc door leading to rear of property.

Shop Front/Reception Room Two 11'9" x 10'5" (3.6 x 3.2)



Skimmed ceiling and walls, fitted carpet and large bay window to front of property.

Landing



Skimmed ceiling and walls. Fitted carpet. Split staircase. Built in storage cupboard housing combination gas boiler. Upvc double glazed window to front of property. Radiator. Three doors leading to:-

Bedroom One 13'5" x 11'5" (4.1 x 3.5)



Skimmed ceiling and walls. Fitted carpet. Two Upvc double glazed windows to front of property. Radiator.

Bedroom Two 11'9" x 11'9" (3.6 x 3.6)



Skimmed ceiling and walls. Fitted carpet. Cast iron feature fire surround. Upvc double glazed window to front of property. Two further Upvc double glazed window to side of property. Radiator.

Bathroom 12'5" x 11'9" (3.8 x 3.6)



Skimmed ceiling and walls. Laminate flooring. Roll top bath. Low level w.c. Contemporary round wash hand basin set on a vanity unit. Fully tiled quadrant shower cubicle. Chrome towel rail radiator. Two Upvc double glazed windows, one to either side of property. Radiator.

Rear Garden

Rear forecourt area. Original tiled pathway leading to wrought iron gate at front of property. Raised

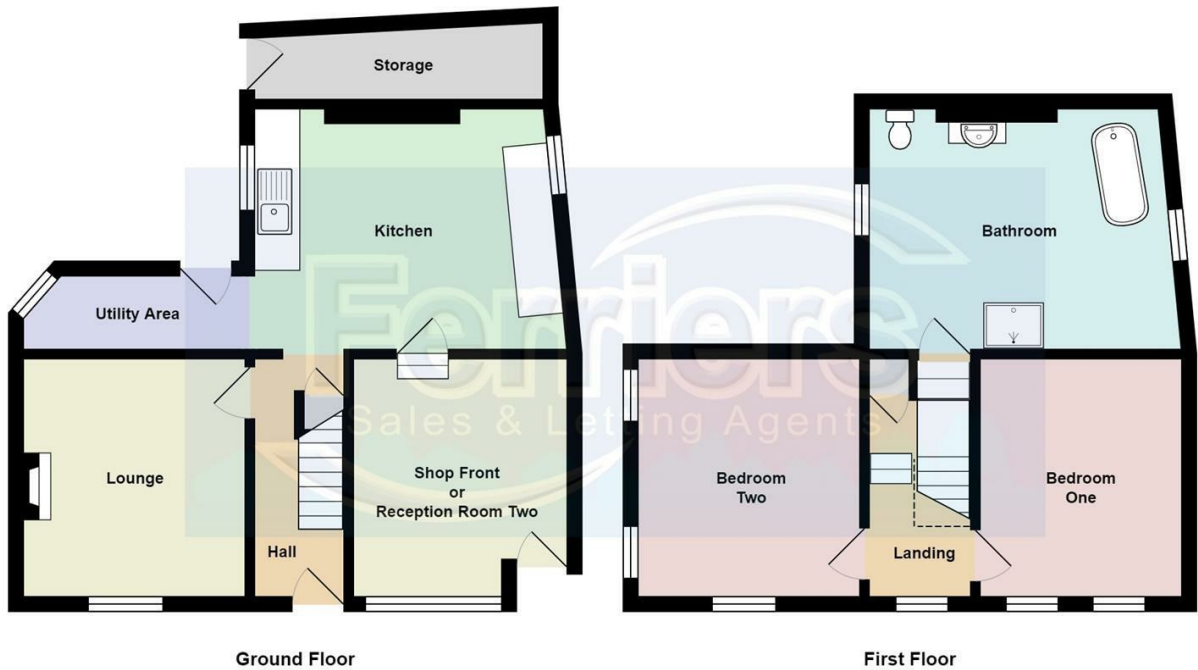
border area with mature shrubs and plants. Brick built storage shed with potential for off road parking area to rear.

Store Room 10'5" x 9'10" (3.2 x 3.0)

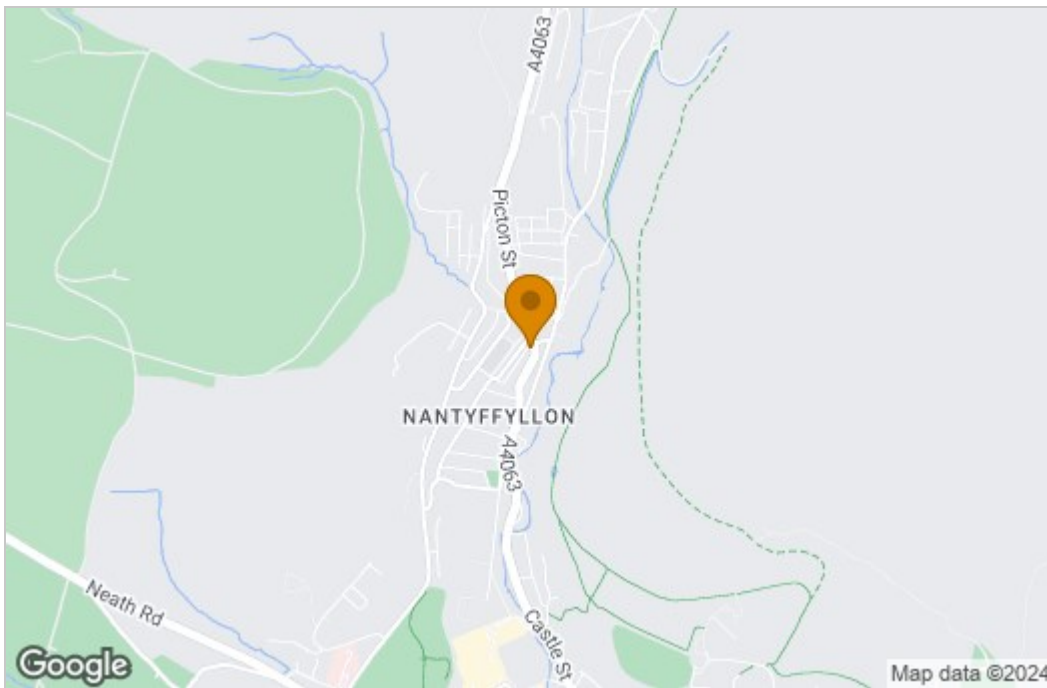


Skimmed ceiling. Fully tiled walls. Ceramic tiled flooring.

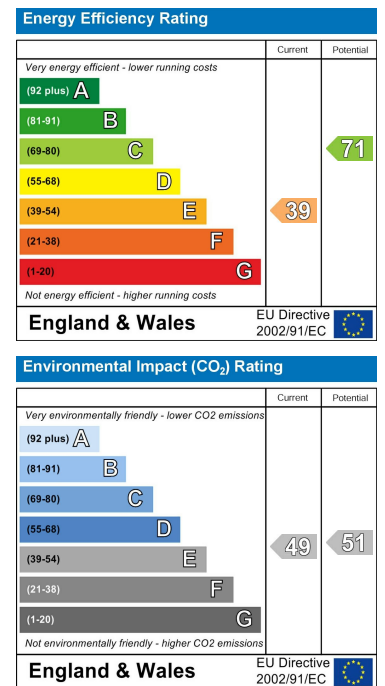
Floor Plan



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.