



## 5 Crown Row, Maesteg, CF34 0LG

**£120,000**

Welcome to Crown Row, Maesteg - a charming terraced house that could be your next dream home! This property boasts a cosy reception room, perfect for relaxing with family and friends. With three bedrooms, there's plenty of space for a growing family or for guests to stay over. Located close to Maesteg town centre, this property offers easy access to local amenities and public transport links. The terraced design adds character to the neighbourhood and provides a sense of community. Whether you're looking to settle down or invest in a rental property, this house has great potential.

Don't miss out on the opportunity to own this lovely terraced house on Crown Row. Book a viewing today and envision the possibilities that this property holds for you!

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

EPC Rating = C.

Council Tax Band = B.

## Ground Floor

### Hallway



Entry via a cottage style uPVC double glazed door. Skimmed ceiling with spotlights, skimmed walls, wood effect laminate flooring, carpeted stairs to first floor and door to:

### Reception Room 18'8" x 13'9" (5.7 x 4.2)



Textured ceiling, skimmed walls, wood effect laminate flooring, two radiators, uPVC double glazed window to front and door to:

### Kitchen 12'9" x 6'10" (3.9 x 2.1)



Textured ceiling, skimmed and tiled walls, wood effect vinyl flooring, a range of base and wall mounted units with a complementary work surface housing a one and half bowl stainless steel sink/drain, integrated appliances to include oven, hob and extractor, space for fridge freezer, uPVC double glazed window and door to rear and door to:

### Utility Area 5'6" x 2'11" (1.7 x 0.9)



Textured ceiling, skimmed walls, wood effect vinyl flooring, space and plumbing for washing machine and door to:

### Bathroom 8'10" x 5'6" (2.7 x 1.7)



Textured and coved ceiling, skimmed and tiled walls, tiled floor, chrome towel rail radiator, uPVC double glazed window with obscured glass to rear and a three piece suite comprising a panel bath with shower over, low level W.C and wash hand basin set on a vanity unit.

## First Floor

### Landing



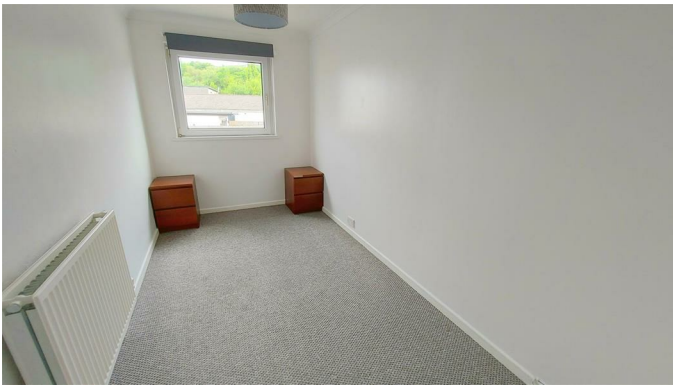
Textured ceiling with loft access, skimmed walls, fitted carpet, storage cupboard housing a gas combination boiler and three doors off.

### Bedroom One 13'5" x 11'1" (4.1 x 3.4)



Skimmed ceiling, skimmed and papered walls, fitted carpet, two storage cupboards, radiator and uPVC double glazed window to front.

### Bedroom Two 12'5" x 6'6" (3.8 x 2.0)



Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator and uPVC double glazed window to rear.

### Bedroom Three 12'5" x 6'6" (3.8 x 2.0)



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

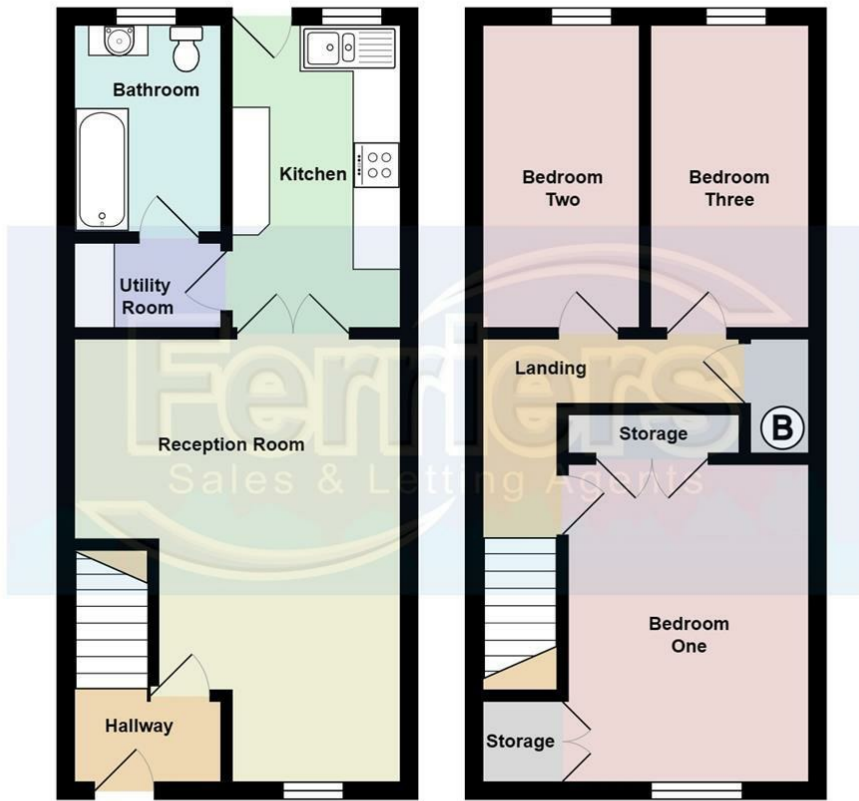
### Outside

#### Rear Garden



Area laid to patio, block shed, bordered with block walls.

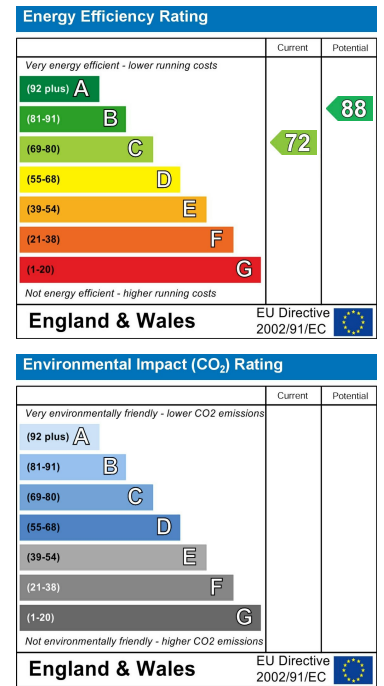
# Floor Plan



# Area Map



# Energy Efficiency Graph



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