



## 17 Maiden Street, Maesteg, CF34 9HR

**£150,000**

Ferriers Estate Agents are delighted to offer for sale this three bedroom, mid terraced property in the popular area of Cwmfelin. Perfectly located for access to bus and train routes and within a fifteen minute drive to J36 of the M4, making it ideal for commuting. Within walking distance of local shops and schools as well as Garth Welfare Park and Sports Facilities. The accommodation briefly comprises:- entrance hallway, lounge, kitchen/Diner and a utility room/lean-to to the ground floor. Landing, three bedrooms and a family 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. Sold with no on-going chain.

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

EPC Rating = D.

Council Tax Band = B.

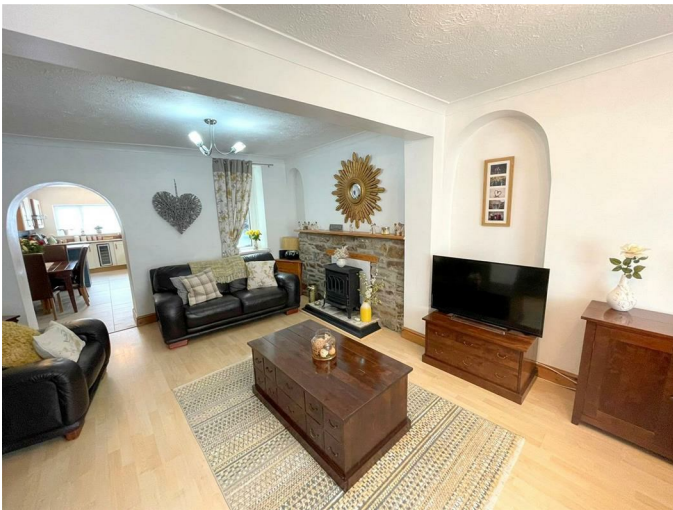
## Ground Floor

### Entrance Hallway



Entry via a uPVC double glazed door, textured and coved ceiling, skimmed walls, tiled flooring, radiator, door into:-

### Lounge 20'9" x 10'8" (6.33 x 3.27)



Textured and coved ceiling, skimmed walls, wood effect laminate flooring, two radiators, carpeted stairs to the first floor, uPVC double glazed window to the front, uPVC double glazed window with obscured glass to the rear, opening into:-

### Kitchen / Diner 19'3" x 9'10" (5.88 x 3.01)



Textured and coved ceiling, skimmed walls, tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage with mixer tap, integrated appliances to include a gas oven, five ring gas hob with stainless steel chimney style extractor above, under counter fridge, under counter freezer, dishwasher and a wine cooler, space and plumbing for a washing machine, space for a large dining table, two uPVC double glazed windows - to the side and rear, uPVC double glazed door into:-

### Utility Room / Lean-to 10'2" x 4'5" (3.10 x 1.37)



Polycarbonate roof, skimmed walls, tile effect vinyl flooring, space and plumbing for a washing machine / tumble dryer, space for a freestanding fridge/freezer, uPVC double glazed door with matching side panel providing access to the rear garden.

## First Floor

## Landing



Textured and coved ceiling with loft access, skimmed walls, wood effect laminate flooring, four doors off:-

## Bedroom One \*to be confirmed\* (\*to be confirmed\*)

Textured and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, storage cupboard housing the gas combination boiler, two uPVC double glazed windows to the front.

## Bedroom Two 10'0" x 9'10" (3.06 x 3.02)



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

## Bedroom Three 9'3" x 9'1" (2.83 x 2.78)



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

## Family Bathroom 8'10" x 6'5" (2.70 x 1.97)



Textured and coved ceiling, skimmed and tiled walls, wood effect laminate flooring, chrome towel radiator rail, four piece suite comprising a panel bath, quadrant shower cubicle, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

## Outside

## Rear Garden



Area laid to concrete, steps leading to the first tier which is laid to patio, second tier is laid to patio with side concrete pathway, bordered with block walls and a selection of mature plants, wrought iron pedestrian gate providing rear lane access.

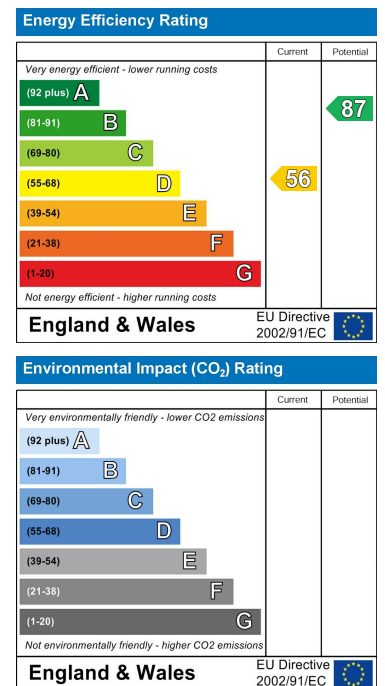
## Floor Plan



## 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.