



22 Upper Street, Maesteg, CF34 9DU

£79,995

Welcome to this investment opportunity to make a wonderful family home arranged over three floors offering ample space for everyone. Located in the ever popular area known locally as "White City", within walking distance of Maesteg town centre and all amenities and public transport links. The accommodation briefly comprises a porch, entrance hallway and two reception rooms to the ground floor. Landing, W.C and three bedrooms to the first floor. Dining room, kitchen, shower room, lean to and W.C to the lower ground floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing, enclosed rear garden and garage to rear. The property requires refurbishment throughout.

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

EPC = D

Council Tax Band = B

Ground Floor

Porch

Entry via a uPVC double glazed door. Papered ceiling, papered and tiled walls, fitted carpet and door to:

Hallway



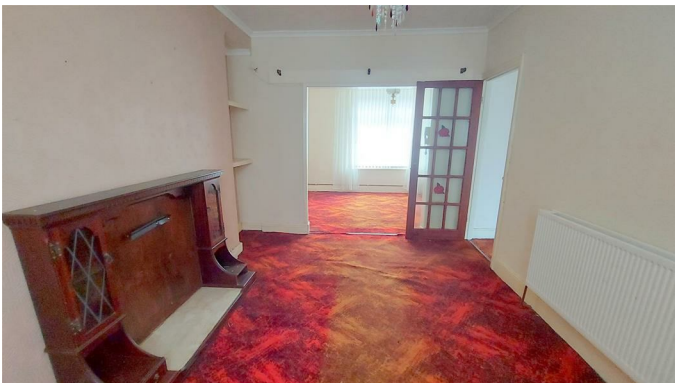
Textured ceiling and walls, fitted carpet, radiator, uPVC double glazed window to rear, carpeted stairs to first floor and lower ground floor and two doors off.

Reception room One 12'1" x 8'6" (3.7 x 2.6)



Papered ceiling and walls, fitted carpet, radiator and uPVC double glazed window to front and doors to:

Reception Room Two 12'5" x 8'10" (3.8 x 2.7)



Papered ceiling and walls, fitted carpet, radiator and uPVC double glazed window to rear.

First Floor

Landing



Papered ceiling with loft access, papered walls, fitted carpet, uPVC double glazed window to rear, wall mounted gas combination boiler and four doors off.

Bedroom One 12'9" x 8'2" (3.9 x 2.5)



Papered ceiling and walls, radiator and uPVC double glazed window to front.

Bedroom Two 9'10" x 6'10" (3.0 x 2.1)



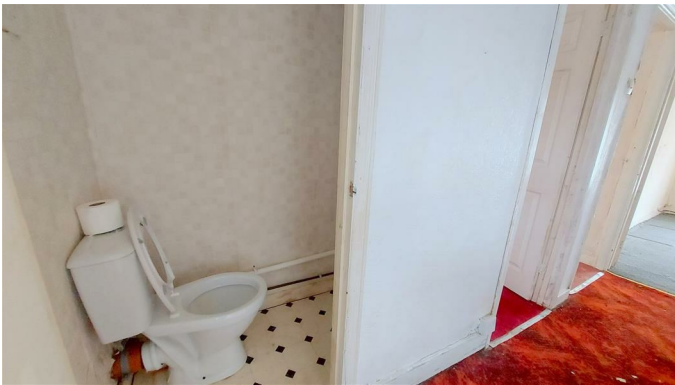
Papered ceiling and walls and uPVC double glazed window to rear.

Bedroom Three 9'6" x 8'2" (2.9 x 2.5)



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

W.C 4'3" x 2'3" (1.3 x 0.7)



Polystyrene tiled ceiling, papered walls, vinyl flooring, low level W.C and wall mounted wash hand basin.

Lower Ground Floor

Reception Room Three/Dining Room 15'1" x 12'5" (4.6 x 3.8)



Papered ceiling and walls, fitted carpet, radiator, uPVC double glazed window to rear, open to kitchen and two doors off.

Kitchen 8'2" x 8'2" (2.5 x 2.5)



Papered ceiling, tiled walls and floor, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage.

Shower Room 7'6" x 5'10" (2.3 x 1.8)



Skimmed ceiling, tiled walls and floor, radiator, and a two piece suite comprising a shower cubicle and wash hand basin set on a vanity unit.

Lean To

uPVC double glazed window and door to rear garden and door to:

W.C 3'7" x 2'11" (1.1 x 0.9)



Polystyrene tiled ceiling, Textured and tiled walls, uPVC double glazed window with obscured glass to rear, radiator, low level W.C and wall mounted wash hand basin.

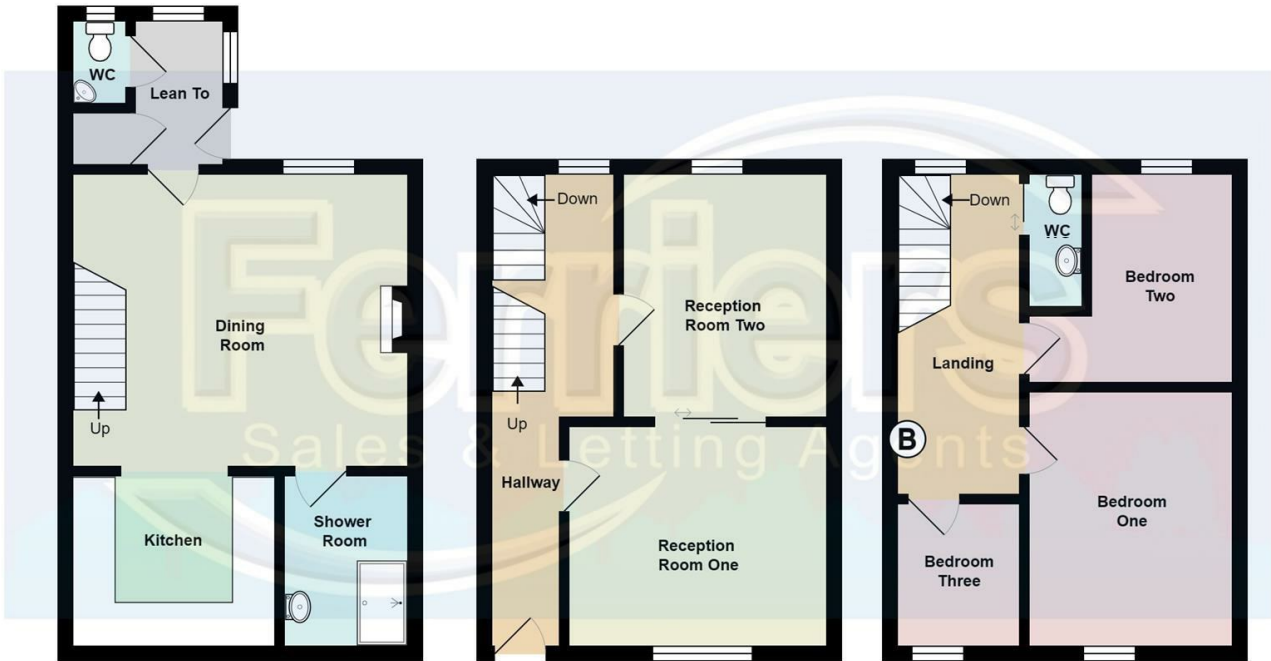
Outside

Rear Garden



Garden is mostly laid to decorative pea shingle, bordered with block walls and garage to rear (in need of repair).

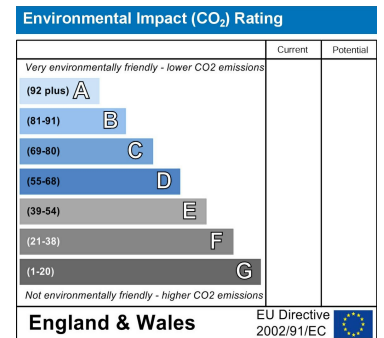
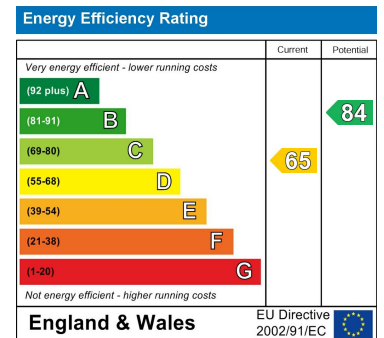
Floor Plan



Area Map



Energy Efficiency Graph



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