



70 Hermon Road, Maesteg, CF34 0SU

£85,000

Ferriers Estate Agents are pleased to bring to the market this three bedroom terraced property in Caerau. This property boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to enjoy. The accommodation briefly comprises a hallway, lounge, kitchen and bathroom to the ground floor. Landing and three bedrooms to the first floor. The property further benefits from a Gas combination boiler, uPVC double glazing throughout and an enclosed rear garden. Conveniently located for access to local amenities and public transport links. This property is an ideal home for a first time buyer or investor.

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

EPC=C

Council Tax band=A

Ground Floor

Hallway

Entry via uPVC double glazed front door, skimmed ceiling and walls, wood effect laminate flooring, carpeted stairs to the first floor and door to lounge.

Lounge 20'8" x 11'1" (6.3 x 3.4)



Skimmed ceiling, skimmed and papered walls, wood effect laminate flooring, two radiators, two uPVC double glazed windows to the front and rear and door to the kitchen.

Kitchen 10'9" x 9'2" (3.3 x 2.8)



Skimmed ceiling, skimmed and tiled walls, tile effect vinyl flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink drainer, space for washing machine, cooker and fridge freezer, understairs storage cupboard, uPVC double glazed window and door to the side and door to the bathroom.

Bathroom 9'2" x 3'7" (2.8 x 1.1)



Skimmed ceiling, skimmed and tiled walls, tile effect vinyl flooring, radiator, two uPVC double glazed windows with obscured glass to the rear, three piece suite with a panel bath, low level WC and a wall mounted wash hand basin.

First Floor

Landing



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

Bedroom One 11'9" x 8'10" (3.6 x 2.7)



Skimmed ceiling and walls, wood effect laminate flooring, radiator, uPVC double glazed window to the front.

Bedroom Two 8'10" x 7'6" (2.7 x 2.3)



Skimmed ceiling and walls, fitted carpet, radiator, uPVC double glazed window to the rear, wall mounted gas combination boiler.

Bedroom Three 8'6" x 4'11" (2.6 x 1.5)



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

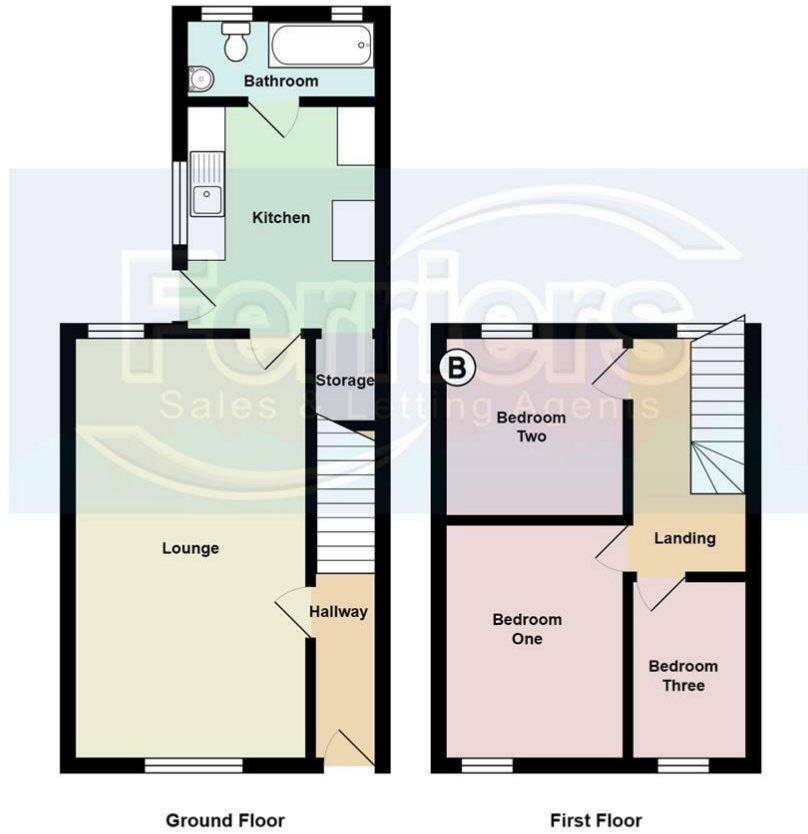
Exterior

Rear Garden

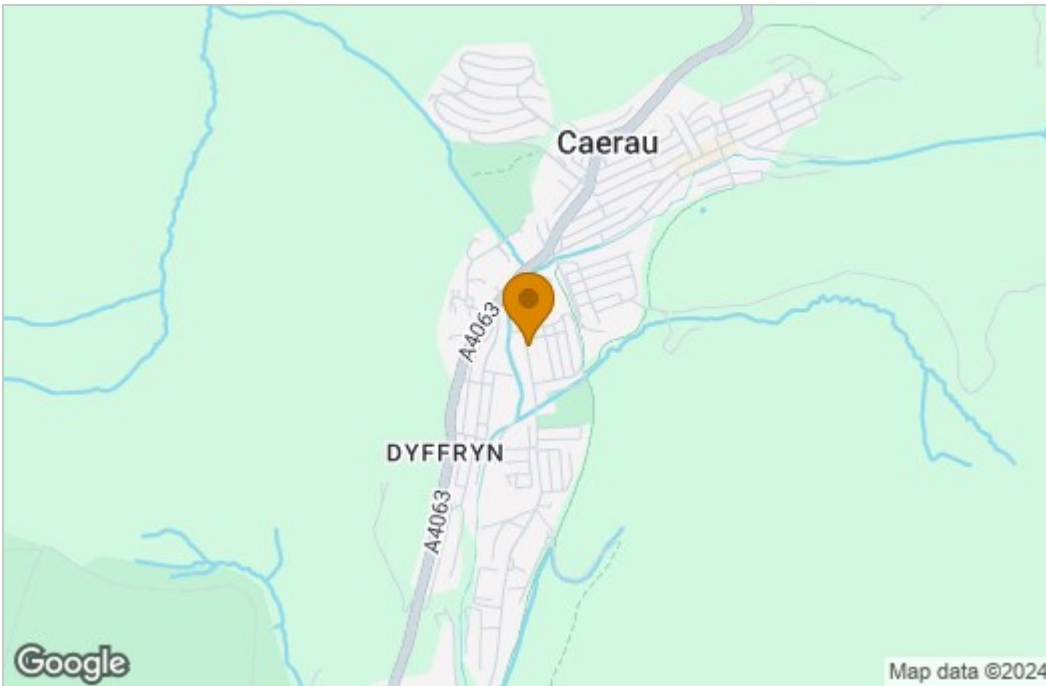


Area laid to patio, further area laid to lawn, bordered with block walls and wood panel fencing, wooden gate offering rear lane access.

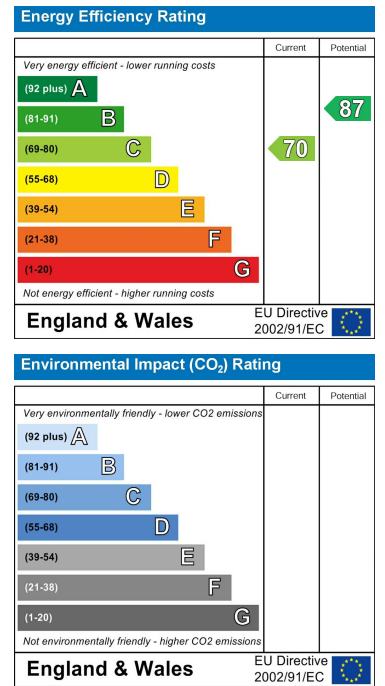
Floor Plan



Area Map



Energy Efficiency Graph



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