



21a Grove Street, Maesteg, CF34 0HY

O.I.R.O £85,000

Ferriers Estate Agents are pleased to offer for sale this newly refurbished, two bedroom end-of-terrace property situated in Nanttyffyllon. Ideally located for access to a local primary school and within walking distance of Maesteg Town Centre and its amenities. The accommodation briefly comprises:- reception room, kitchen, inner hallway and a shower room to the ground floor. Landing, two bedrooms and an office/study to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout and an enclosed rear courtyard. This property is being sold with no on-going chain and would make an ideal first time purchase or investment!

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

EPC Rating = D.

Council Tax Band = B.

Ground Floor

Reception Room 17'3" x 9'5" (5.26 x 2.89)



Entry via a uPVC double glazed door, skimmed and coved ceiling with spotlights, skimmed walls, fitted carpet, radiator, pebble effect electric fireplace, uPVC double glazed window with electric roller shutter blinds to the front,, carpeted stairs leading to the first floor.

Kitchen 11'10" x 8'6" (3.61 x 2.61)



Skimmed and coved ceiling with spotlights, skimmed walls with tiled splashbacks, vinyl flooring, under stairs storage, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink, space and plumbing for washing machine and free-standing double oven, space for a fridge/freezer, uPVC double glazed window with electric roller shutter blinds to the side, opening into:-

Inner Hallway



Skimmed ceiling, skimmed walls, vinyl flooring, uPVC double glazed door to the rear, sliding door into:-

Shower Room 4'9" x 6'4" (1.47 x 1.94)



PVC clad ceiling, PVC panel walls, vinyl flooring, radiator, a three piece suite comprising a shower enclosure, vanity wash hand basin and a low level W.C., single glazed roof light.

First Floor

Landing

Skimmed ceiling, skimmed walls, fitted carpet, three doors off:-

Bedroom One 16'10" x 6'1" (5.15 x 1.86)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, two uPVC double glazed windows to the front.

Bedroom Two 9'3" x 7'5" (2.82 x 2.28)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, storage cupboard housing the gas combination boiler, uPVC double glazed window to the side.

Office / Study 9'1" x 6'7" (2.79 x 2.02)



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

Outside

Rear Courtyard

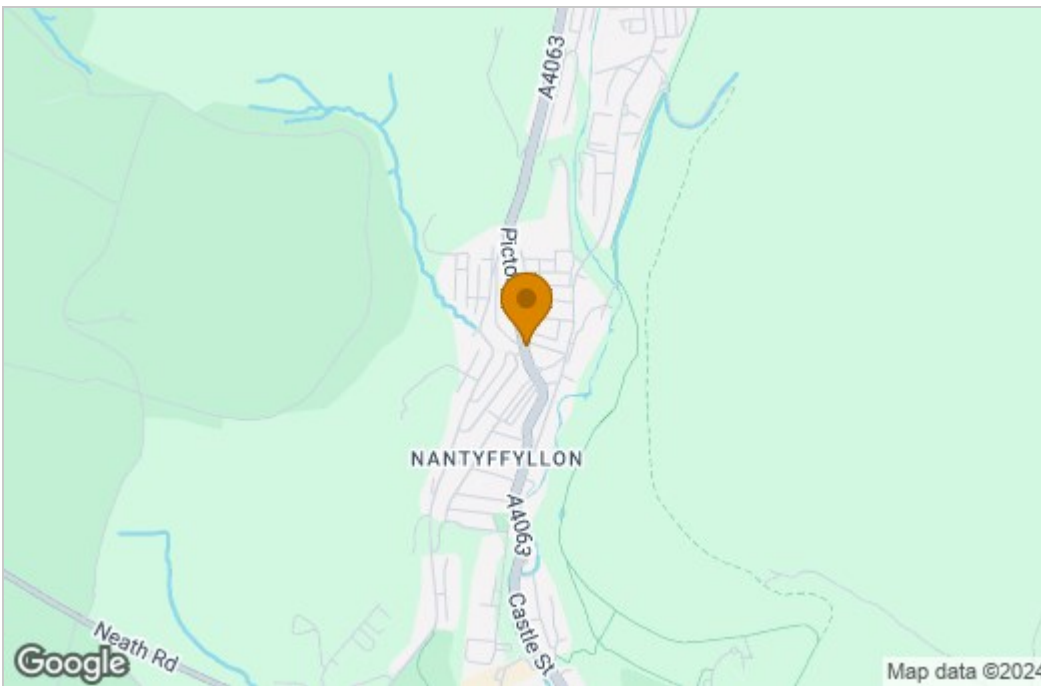


A small courtyard laid to concrete, bordered with block walls and a wrought iron pedestrian gate allowing side access.

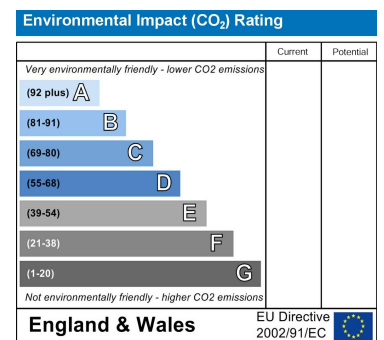
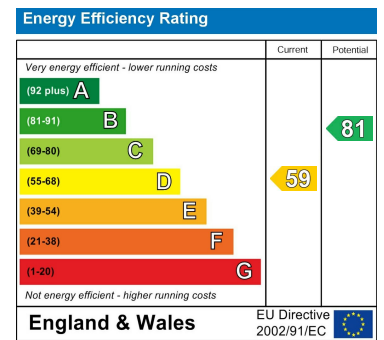
Floor Plan



Area Map



Energy Efficiency Graph



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