

## 13 Wesley Street, Maesteg, CF34 0PY

**£125,000**

Ferriers Estate Agents are pleased to offer to the market this three bedroom, mid terraced property situated in Caerau close to local schools, public transport links and local shops. The property briefly comprises:- entrance porch, lounge / diner, kitchen, inner hall and a shower room to the ground floor. Landing and three bedrooms to the first floor with a loft room accessible via the second bedroom. The property further benefits from gas central heating via combination boiler (which is only a year old), uPVC double glazing throughout and an enclosed rear garden with garage and rear lane access. This property would make an ideal starter home for a young couple or small family!

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

EPC Rating = D.

Council Tax Band = A.

## Ground Floor

### Entrance Porch



Entry via a uPVC double glazed door, skimmed and covered ceiling, skimmed and papered walls with covered dado rail, mosaic tile flooring, door into:-

### Lounge / Diner 14'10" x 21'10" (4.53 x 6.67)



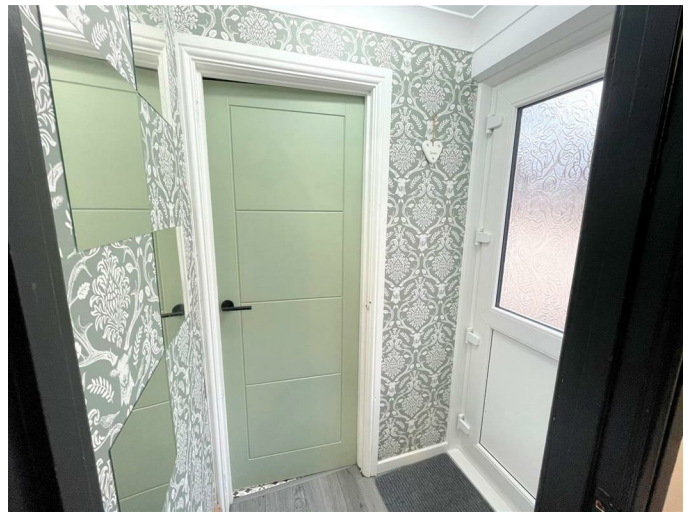
Skimmed and covered ceiling, skimmed and papered walls with covered dado rail, part fitted carpet and part wood effect laminate flooring, two radiators, staircase leading up to the first floor, under stairs storage cupboard, coal effect electric fire sitting on a granite back and hearth with wooden mantle over, dual aspect room - uPVC double glazed windows to the front and rear, door into:-

### Kitchen 8'6" x 9'10" (2.60 x 3.02)



Skimmed and covered ceiling, skimmed and tiled walls, wood effect laminate flooring, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage with ceramic mixer tap, range cooker (to remain), space and plumbing for a washing machine and dishwasher, space for an American style fridge/freezer, wall mounted gas combination boiler, uPVC double glazed window to the side, opening into:-

### Inner Hall



Skimmed and covered ceiling, papered walls, wood effect laminate flooring, uPVC double glazed door to the side providing access into the rear garden, door into:-

Shower Room 9'10" x 7'3" (widest points) (3.01 x 2.22 (widest points))



Skimmed and coved ceiling, walls partially skimmed, papered and tiled with coved dado rail, tile effect vinyl flooring, radiator, three piece suite comprising a double shower cubicle with rainfall shower head, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

First Floor

Landing



Skimmed and coved ceiling, skimmed and papered walls with coved dado rail, tile effect vinyl flooring, airing cupboard, uPVC double glazed window to the rear, three doors off:-

Bedroom One 8'6" x 13'3" (2.61 x 4.05)



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

Bedroom Two 9'0" x 8'0" (2.76 x 2.46)



Skimmed and coved ceiling with access to the loft room, skimmed and papered walls, fitted carpet, radiator, uPVC double glazed window to the rear.

Loft Room 14'3" x 11'2" (approx. length) (4.36 x 3.41 (approx. length))

Fully boarded loft with skimmed ceiling, skimmed walls, part fitted carpet and part wood effect laminate flooring, double glazed velux window, suitable to be used as just a loft space or can be utilised as an extra bedroom, office / study.

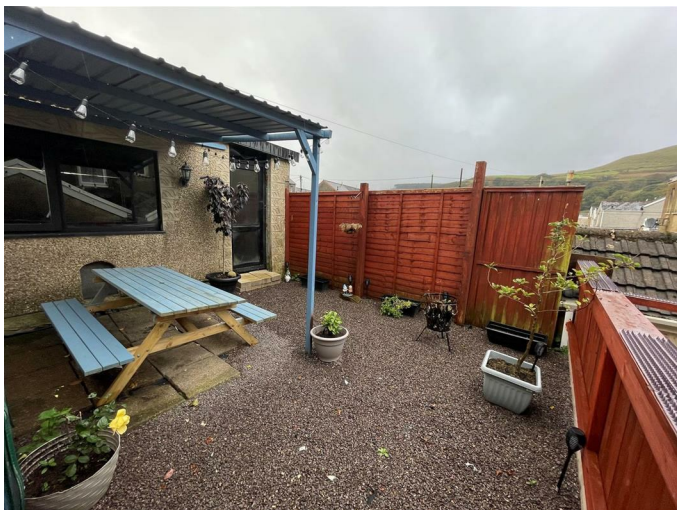
### Bedroom Three 6'1" x 10'2" (1.87 x 3.12)



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

### Outside

#### Rear Garden

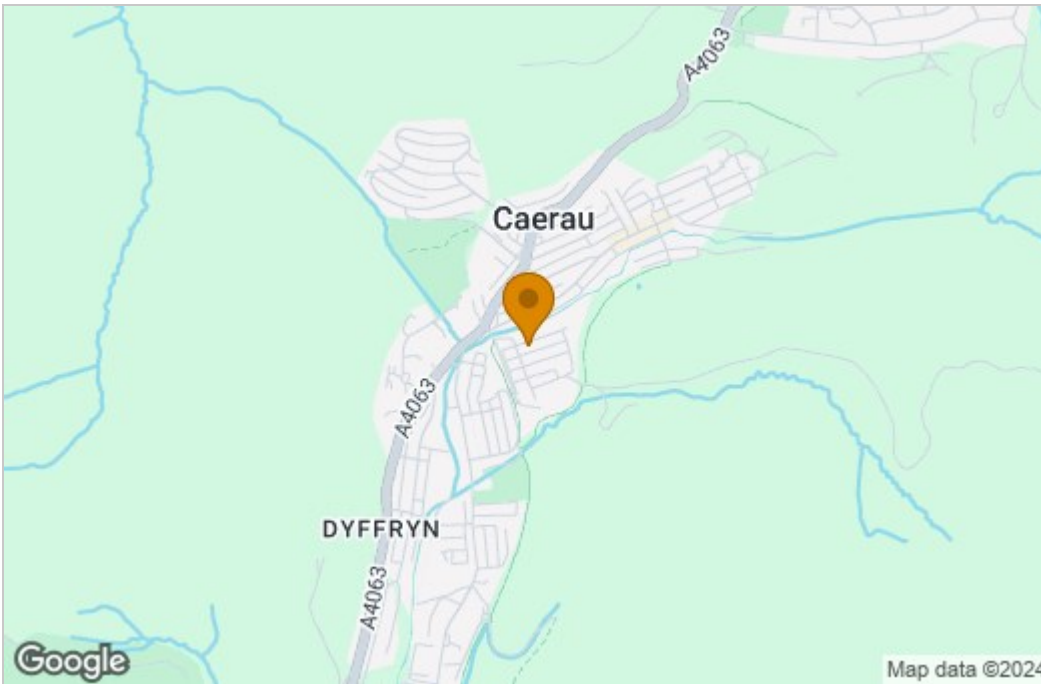


Side area of the garden laid to concrete - suitable for recycling bin storage, steps leading up to the top tier of the garden which is laid with artificial turf, pergola with metal roof - currently utilized as a seating area, single garage with power - accessible via the rear lane, garden is bordered with block walls and wood panelled fencing.

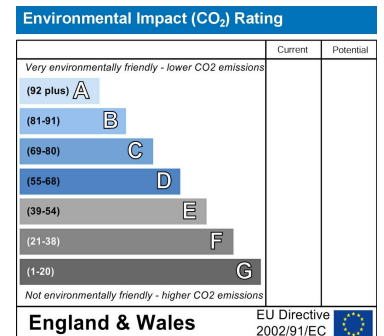
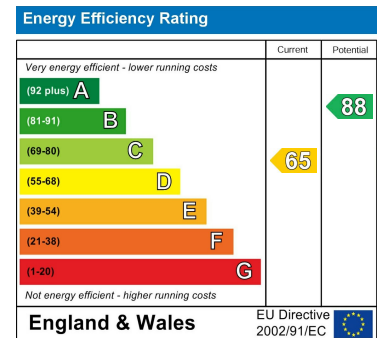
# Floor Plan



# Area Map



# Energy Efficiency Graph



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