



67 Maiden Street, Maesteg, CF34 9HR
£140,000

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 / diner, kitchen, inner hall and a bathroom to the ground floor. Landing and three bedrooms to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout and an enclosed rear garden. This property would make an ideal first time purchase or investment and is being 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, textured walls, wood effect laminate flooring, radiator, carpeted stairs to the first floor, door into:-

Lounge / Diner 20'10" x 11'4" (6.37 x 3.47)



Textured and coved ceiling, skimmed walls, wood effect laminate flooring, two radiators, dual aspect - two uPVC double glazed windows to the front and rear, door into:-

Kitchen 14'6" x 8'2" (4.43 x 2.51)



Textured ceiling, skimmed and papered walls with tiled splashbacks, tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainer with mixer tap, integrated appliances to include an electric induction hob and oven with a chrome chimney style extractor hood above, space for a fridge/freezer, space and plumbing for a washing machine, under stairs storage cupboard, uPVC double glazed window to the side, door into:-

Inner Hall 8'11" x 2'7" (2.72 x 0.80)



Textured ceiling, skimmed walls, tiled flooring, wall mounted shelving, uPVC double glazed door to the side providing access into the rear garden, door into:-

Bathroom 8'3" x 5'11" (2.52 x 1.82)



Textured ceiling, tiled walls, tiled flooring, radiator, three piece suite comprising a panel bath with shower over, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

First Floor

Landing



Textured ceiling with loft access, textured walls, fitted carpet, uPVC double glazed window to the rear, three doors off:-

Bedroom One 12'6" x 7'4" (3.83 x 2.24)



Textured ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the front.

Bedroom Two 8'9" x 7'11" (2.67 x 2.42)



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

Bedroom Three 9'8" x 6'7" (2.95 x 2.01)



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

Outside

Rear Garden

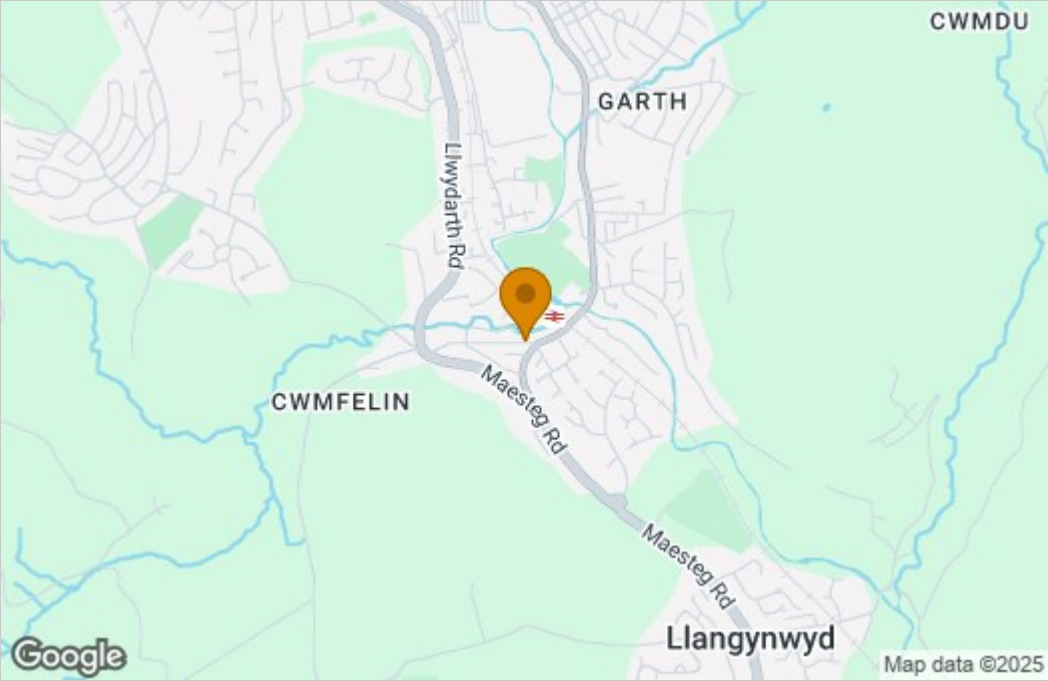


Garden laid to concrete, bordered with block walls, wooden pedestrian gate providing access to a rear footpath.

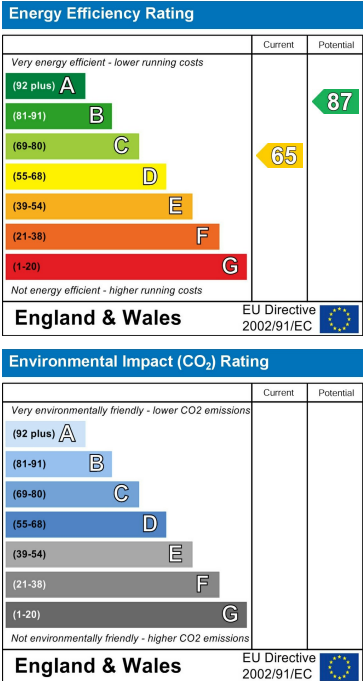
Floor Plan



Area Map



Energy Efficiency Graph



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