



4 Gladstone Street, Maesteg, CF34 9EN

£170,000

Ferriers Estate Agents are pleased to offer for sale this three bedroom, three storey terraced property which is in a desirable location and has an unbelievable amount of potential. Conveniently located for access to Maesteg Town Centre and all it's amenities, local schools and public transport links.

The accommodation briefly comprises:- entrance porch, hallway, reception room, dining room and a kitchen to the ground floor. Landing, three bedrooms and a bathroom to the first floor. Loft room to the second floor. A snug / games room, utility area and a shower room to the lower ground floor. The property further benefits from potential to install an en-suite shower room in the master bedroom, gas central heating via combination boiler, uPVC double glazing throughout, a front forecourt and an enclosed, low maintenance rear garden with rear lane access and potential for a garage / off-road parking. This property is the perfect family sized home 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 Porch



Entry via a uPVC double glazed door, skimmed ceiling, skimmed and tiled walls, tiled flooring, door into:-

Hallway



Skimmed and coved ceiling, skimmed walls, solid wood flooring, radiator, staircases to the first floor and the lower ground floor, door into the dining room, door into:-

Reception Room 21'11" x 11'9" (6.69 x 3.60)



Skimmed and coved ceiling, skimmed walls, solid wood parquet flooring, two radiators, coal effect gas fire, dual aspect - uPVC double glazed windows to the front and rear.

Dining Room 13'1" x 9'9" (3.99 x 2.99)



Skimmed and coved ceiling, skimmed walls, tiled flooring, radiator, uPVC double glazed window to the side, uPVC double glazed door to the side providing access into the rear garden, door into:-

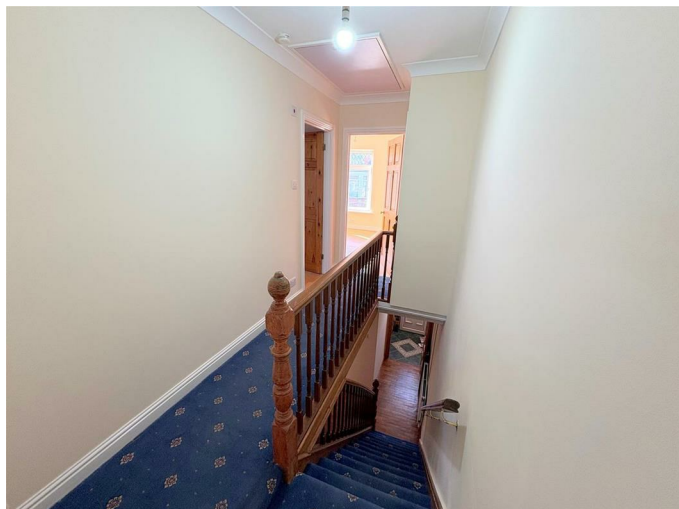
Kitchen 10'2" x 7'0" (3.10 x 2.15)



Skimmed and coved ceiling, skimmed walls, tiled flooring, radiator, a range of solid oak base and wall mounted units with a complementary work surface housing a ceramic one and a half bowl sink and drainer, space for a gas double oven with a built-in chimney style extractor hood above, space for an undercounter fridge/freezer, uPVC double glazed window to the rear.

First Floor

Landing



Skimmed and coved ceiling with a loft hatch providing access up to the loft room via a pull-down ladder, skimmed walls, fitted carpet, airing cupboard, four doors off:-

Bedroom One 15'9" x 10'7" (4.82 x 3.25)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, three uPVC double glazed windows to the front, door into:-

Potential En-suite Shower Room 4'5" x 3'0" (1.37 x 0.93)



Plumbing installed in readiness for an en-suite shower cubicle with lighting.

Bedroom Two 10'9" x 10'0" (3.30 x 3.06)



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

Bedroom Three 9'10" x 7'3" (3.02 x 2.23)



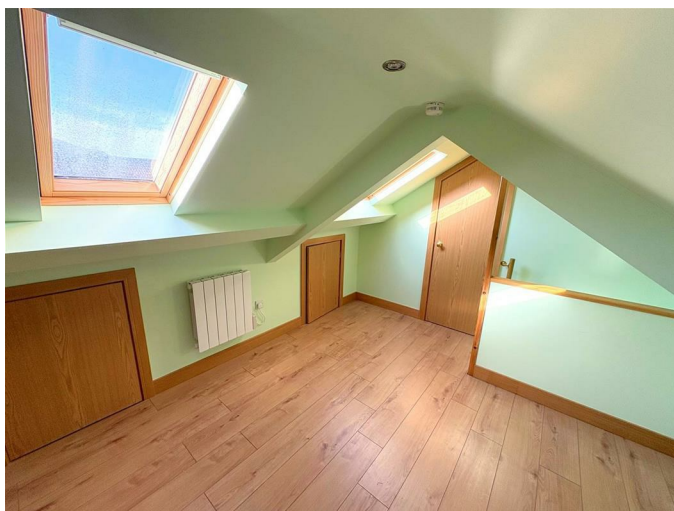
Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, storage cupboard housing the gas combination boiler, uPVC double glazed window to the rear.

Bathroom 6'6" x 6'6" (2.00 x 2.00)



Skimmed ceiling, skimmed and tiled walls, wood effect laminate flooring, radiator, three piece suite comprising a corner bath, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the side.

Loft Room 12'9" x 10'2" (3.91 x 3.10)



Skimmed ceiling with spotlights, skimmed walls, wood effect laminate flooring, wall mounted electric heater, built-in walk-in wardrobe space, eaves storage, uPVC double glazed roof window to the front.

Lower Ground Floor

Snug / Games Room 11'1" x 7'10" (3.38 x 2.40)



Entry via a carpeted staircase accessible from the ground floor hallway, skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window with obscured glass to the side, can be utilised as an additional storage space / games room / office etc., door into:-

Utility Area 6'9" x 6'1" (2.06 x 1.87)



Skimmed ceiling, skimmed and tiled walls, tiled flooring, one base unit with a complementary work surface, space and plumbing for a washing machine / tumble dryer etc., uPVC double glazed door to the rear, door into:-

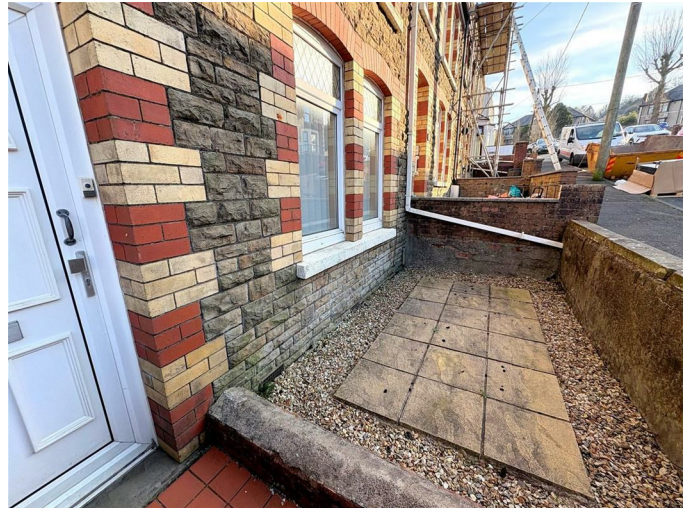
Shower Room 6'11" x 5'3" (2.12 x 1.62)



Skimmed ceiling, skimmed walls, tiled flooring, two piece suite comprising a pedestal wash hand basin and a low level W.C., plumbing installed in readiness for a shower cubicle.

Outside

Front Forecourt



Entry via a wrought iron pedestrian gate, forecourt laid to patio and decorative pebbles, bordered with block walls.

Rear Garden

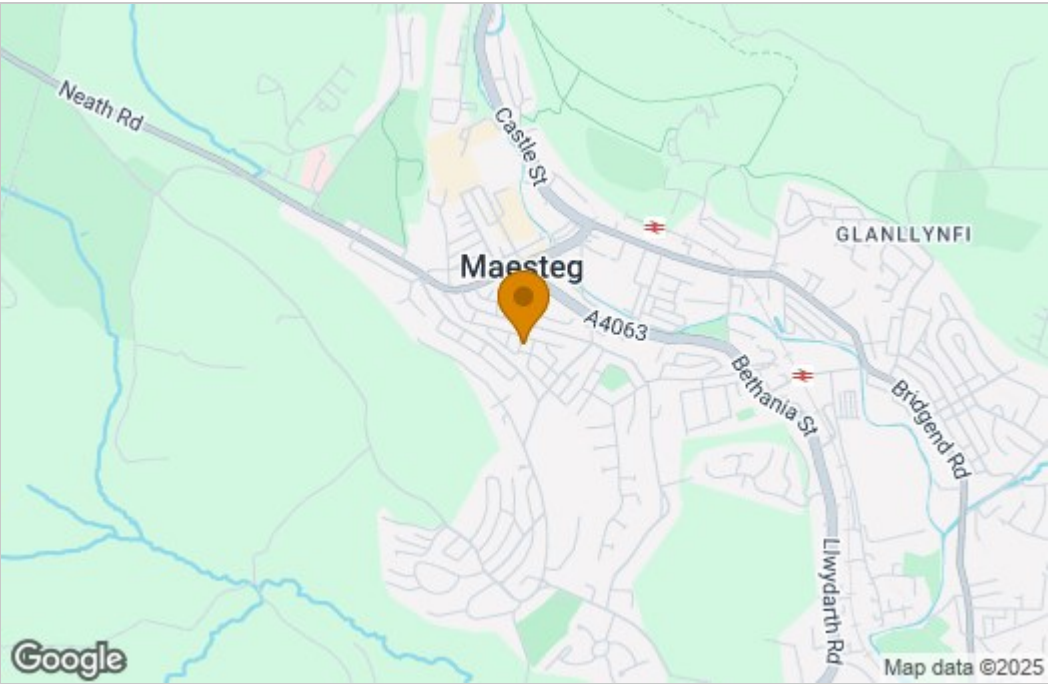


Concrete steps leading down to the rear garden, garden laid to patio and artificial turf, wooden storage shed, wooden pedestrian gate providing rear lane access - potential for off-road parking, bordered with block walls.

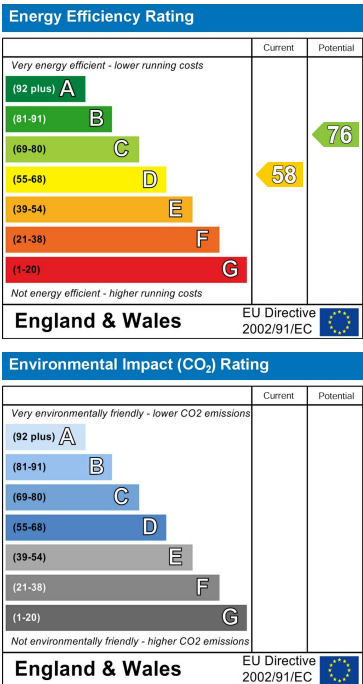
Floor Plan



Area Map



Energy Efficiency Graph



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