



## 51 Greenfield Street, Maesteg, CF34 0NP

### £149,995

This delightful terraced house in a popular area, built in 1910, offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. Located in a friendly neighbourhood, residents will enjoy the benefits of public transport links, local amenities, schools, and parks, all within easy reach. The accommodation briefly comprises:- entrance hallway, dining room, lounge, kitchen/diner, inner hall and W.C. to the ground floor. Landing, three bedrooms and bathroom to the first floor. The property further benefits from uPVC double glazing, gas central heating and an enclosed low maintenance rear garden.

Whether you are a first-time buyer or seeking a family home, this terraced house on Greenfield Street is certainly worth considering.

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 ceiling, skimmed walls, wood effect laminate flooring, radiator, carpeted stairs to the first floor, door into:-

### Dining Room 12'9" x 9'10" (3.9 x 3.0)



Textured and coved ceiling, papered walls, fitted carpet, radiator, uPVC double glazed window to the front, opening into:-

### Lounge 13'1" x 11'9" (4.0 x 3.6)



Textured and coved ceiling, papered walls, fitted carpet, radiator, coal effect gas fire set on a tiled hearth with a brick surround, door into:-

### Kitchen / Diner 15'5" x 12'1" (4.7 x 3.7)



Textured ceiling, papered walls, tiled flooring, radiator, under stairs storage cupboard, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl composite sink/drain, integrated appliances include an oven, hob and extractor hood above, space for fridge freezer, tumble dryer and washing machine, uPVC double glazed window to the rear, uPVC double glazed door into:-

### Inner Hall



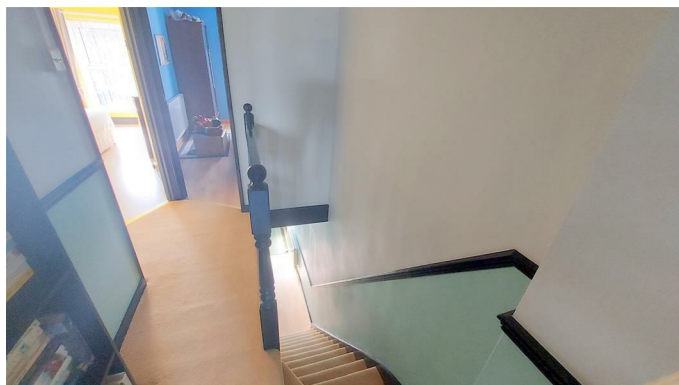
Polycarbonate roof, skimmed walls, tiled floor, uPVC double glazed window and door to the rear, door into:-

### W.C. 4'7" x 2'3" (1.4 x 0.7)

Polycarbonate roof, skimmed walls, tiled flooring, low level W.C., uPVC double glazed window with obscured glass to the rear.

### First Floor

## Landing



Textured ceiling with loft access, skimmed walls, fitted carpet, four doors off:-

## Bedroom One 14'9" x 9'10" (4.5 x 3.0)



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

## Bedroom Two 10'2" x 9'10" (3.1 x 3.0)



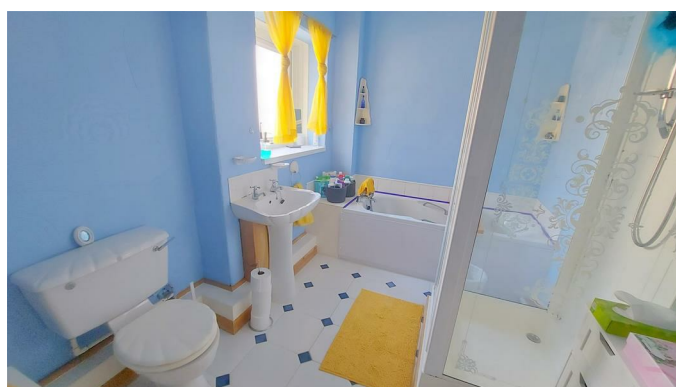
Textured ceiling, papered walls, wood effect laminate flooring, radiator, uPVC double glazed window to the rear.

## Bedroom Three 13'1" x 6'6" (4.0 x 2.0)



Textured ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to front.

## Bathroom 10'9" x 7'6" (3.3 x 2.3)



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

## Loft

Access via a pull-down ladder, skimmed ceiling with pitched roof window, skimmed walls, fitted carpet, power & lighting, suitable as an office space, games room or for storage.

## Outside

### Rear Garden



Area laid to patio, further area laid with artificial turf, bordered with block walls and wood panelled

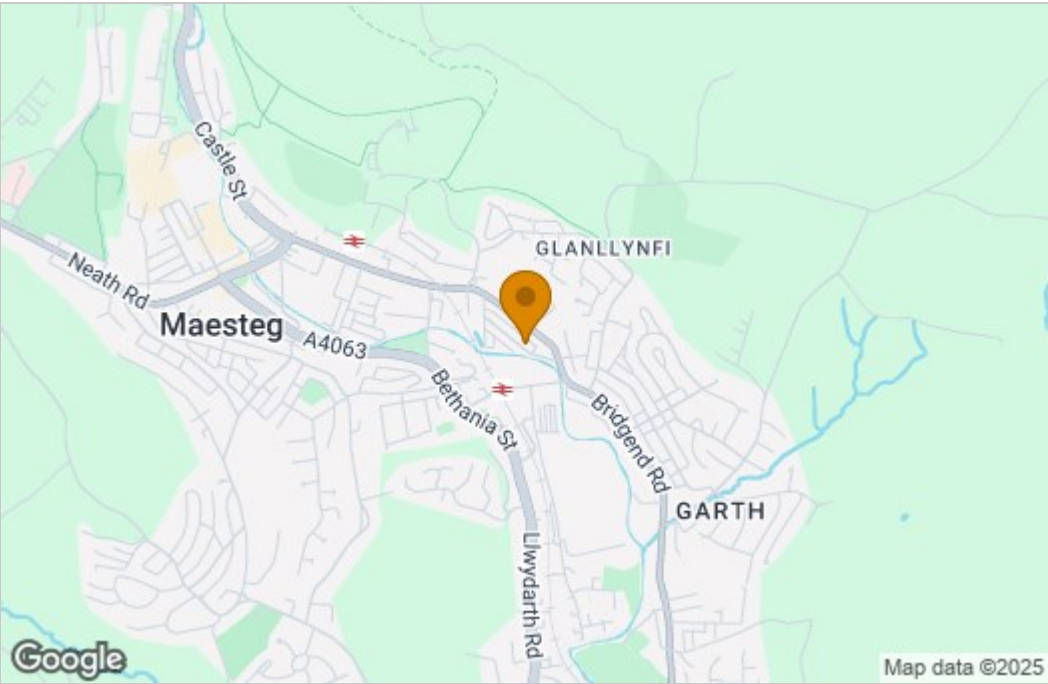
fencing and a pedestrian gate offering rear lane access.



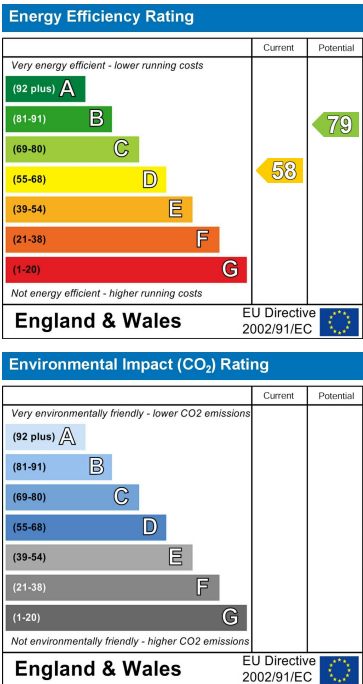
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.