



**45 Hermon Road, Maesteg, CF34 0ST**  
**£110,000**

Ferriers Estate Agents are pleased to offer to the market this three bedroom, mid terraced property situated in Caerau, Maesteg. Close to local schools, shops and bus routes. The accommodation briefly comprises:- entrance porch, hallway, reception room and a kitchen to the ground floor. Landing, three bedrooms and a bathroom to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, front forecourt 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 Porch

Entry via a uPVC double glazed door. Skimmed ceiling and walls, wood effect vinyl flooring, door into:-

### Hallway

Skimmed and coved ceiling, skimmed walls, wood effect vinyl flooring, radiator, carpeted stairs to the first floor, door into:-

### Reception Room 23'10" x 11'3" (7.26 x 3.43)



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, two radiators, under stairs storage cupboard, uPVC double glazed Bay window to the front, uPVC double glazed window to the rear, door into:-

### Kitchen 11'4" x 9'2" (3.45 x 2.79)



Skimmed and coved ceiling with spotlights, skimmed and tiled walls, tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainer, integrated oven, hob and extractor, space for a washing machine and a fridge freezer, wall mounted gas combination boiler, uPVC double glazed window to the rear, uPVC double glazed French doors to the side providing access into the rear garden.

## First Floor

## Landing



Skimmed ceiling with loft access, skimmed walls, fitted carpets, four doors off:-

### Bedroom One 15'2" x 8'11" (4.63 x 2.74)



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

### Bedroom Two 11'3 x 9'3 (3.43m x 2.82m)



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

### Bedroom Three 9'3" x 6'1" (2.82 x 1.85)



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

### Bathroom 9'0" x 6'6" (2.74 x 1.98)



Skimmed ceiling with spotlights, skimmed and tiled walls, vinyl flooring, radiator, three piece suite comprising a panel bath with shower over and privacy screen, wash hand basin set on a vanity unit and a low level W.C., uPVC double glazed window with obscured glass to the rear.

### Outside

#### Front Forecourt



Decorative pea shingle forecourt garden bordered by block walls, wrought iron railings and pedestrian gate.

#### Rear Garden

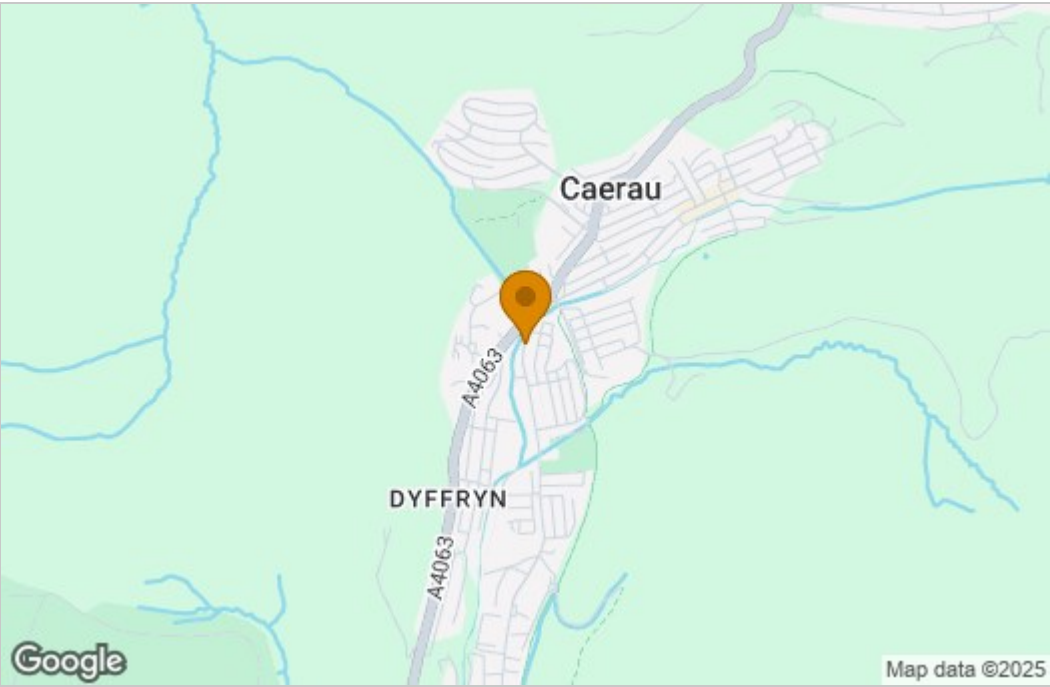


Area laid to concrete, steps lead to a tiered garden in need of attention. Garden is bordered by block walls.

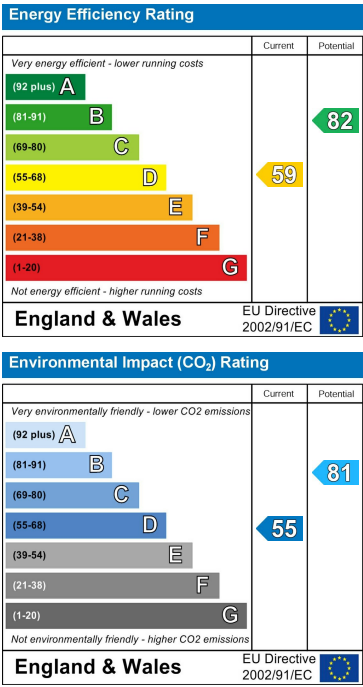
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.