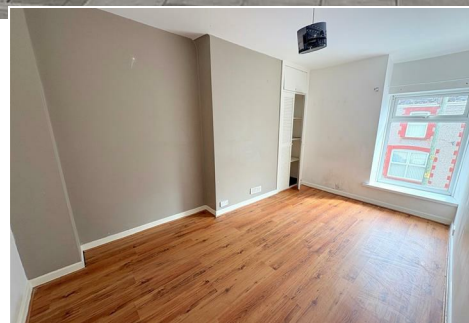




7 Ewenny Road, Maesteg, CF34 9TR

£99,950

Ferriers Estate Agents are pleased to offer for sale this three bedroom, terraced property situated in a popular location, just a short walk from Maesteg town centre and close to local bus and train routes. Offering easy access to both primary and comprehensive schools, the property is an ideal family home. The accommodation briefly comprises:- entrance porch, hallway, two reception rooms, kitchen 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 investment or first time purchase and is being sold with no on-going chain!

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

EPC Rating = D.

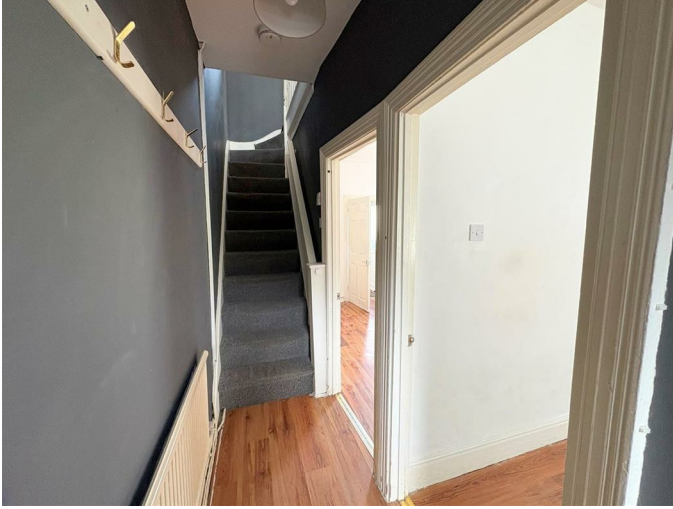
Council Tax Band = B.

Ground Floor

Entrance Porch

Entry via a uPVC double glazed door, papered ceiling, skimmed walls, wood effect vinyl flooring, door into:-

Hallway



Skimmed ceiling, skimmed walls, wood effect vinyl flooring, radiator, carpeted stairs to the first floor, two doors off:-

Reception Room One 12'1" x 10'2" (3.7 x 3.1)



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

Reception Room Two 12'9" x 11'5" (3.9 x 3.5)



Skimmed ceiling, skimmed walls, wood effect vinyl flooring, radiator, under stairs storage cupboard, uPVC double glazed window to the rear, door into:-

Kitchen 9'2" x 8'2" (2.8 x 2.5)



Skimmed and coved ceiling, skimmed 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/drain, space for a freestanding cooker, space for a fridge/freezer, space and plumbing for a washing machine, uPVC double glazed window to the side, uPVC double glazed door to the side providing access into the rear garden, door into:-

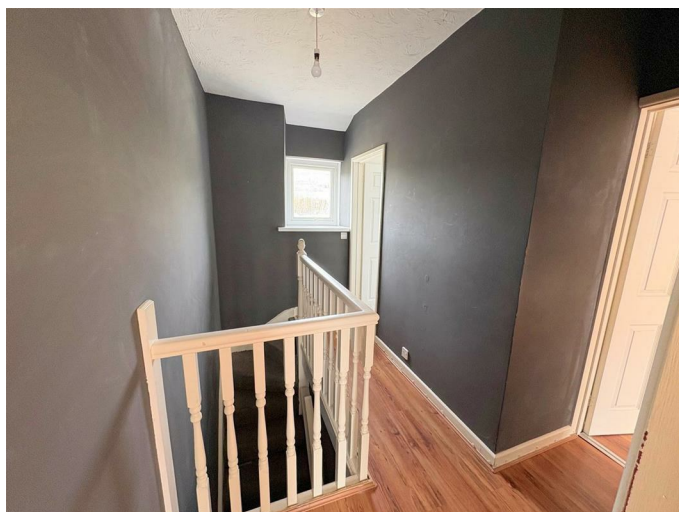
Bathroom 9'2" x 4'11" (2.8 x 1.5)



Skimmed and coved ceiling, skimmed and tiled walls, wood effect vinyl flooring, radiator, three piece suite comprising a panel bath with shower over, pedestal wash hand basin and a low level W.C., two uPVC double glazed windows with obscured glass to the side and rear.

First Floor

Landing



Textured ceiling with loft access, skimmed walls, wood effect vinyl flooring, uPVC double glazed window to the rear, three doors off:-

Bedroom One 14'5" x 9'2" (4.4 x 2.8)



Skimmed ceiling, skimmed walls, wood effect vinyl flooring, radiator, built-in storage cupboard, uPVC double glazed window to the front.

Bedroom Two 11'5" x 7'6" (3.5 x 2.3)



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

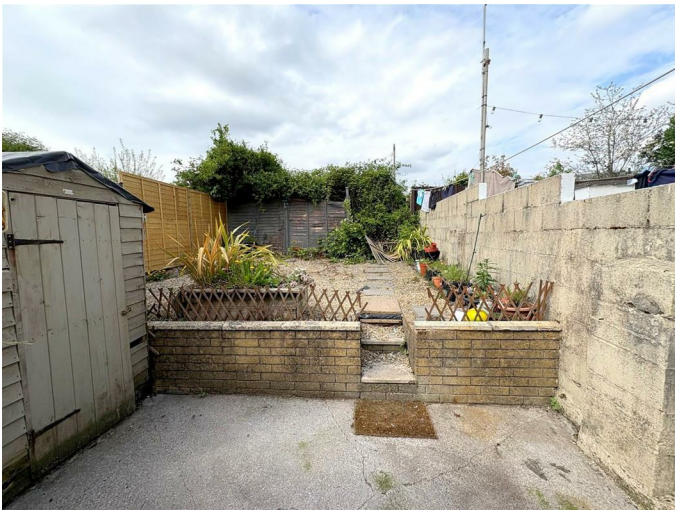
Bedroom Three 10'2" x 7'6" (3.1 x 2.3)



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

Outside

Rear Garden

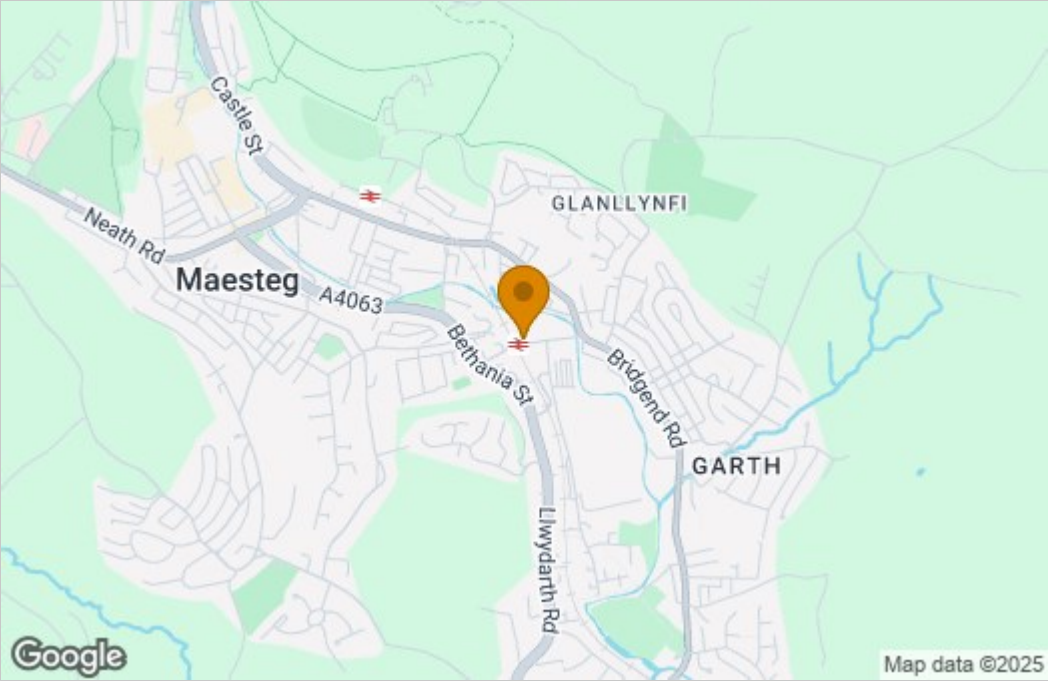


Area laid to concrete, steps leading to a further tier which is laid with decorative chippings and pebbles with mature plants and shrubs, bordered with wood panelled fencing.

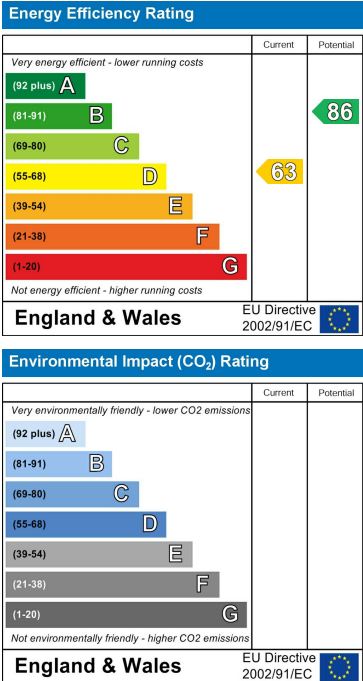
Floor Plan



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.