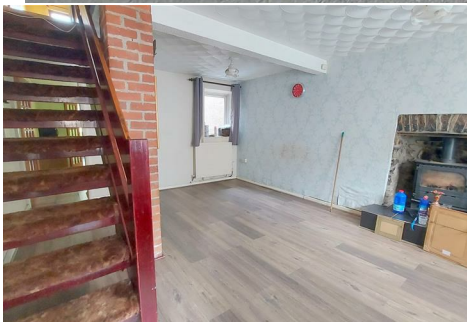




7 Metcalfe Street, Maesteg, CF34 0TB
Offers Over £85,000

Ferriers Estate Agents are pleased to offer for sale this three bedroom, mid terraced property situated in Caerau, Maesteg. Close to local schools, shops and public transport routes. The accommodation briefly comprises:- entrance porch, lounge, kitchen, inner hall and a wet room 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 = A.

Ground Floor

Entrance Porch

Entry via a uPVC double glazed door, textured ceiling, papered walls, tiled flooring, door into:-

Lounge 17'8" x 12'9" (5.4 x 3.9)



Textured ceiling, papered walls, wood effect laminate flooring, two radiators, carpeted staircase leading to the first floor, log burner sitting on a tiled hearth with a stone surround, dual aspect - uPVC double glazed windows to the front and rear, door into:-

Kitchen 11'5" x 8'10" (3.5 x 2.7)



Textured ceiling, skimmed walls, tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage, integrated appliances to include a double oven and hob, space and plumbing for a washing machine, space for a fridge/freezer, wall mounted gas combination boiler, uPVC double glazed window to the side, door into:-

Inner Hall

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

Wet Room 8'10" x 5'6" (2.7 x 1.7)



Textured ceiling, skimmed and tiled walls, vinyl flooring, three piece suite comprising an open shower area, wall mounted wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

First Floor

Landing

Papered ceiling with loft access, papered walls, three doors off:-

Bedroom One 11'9" x 8'10" (3.6 x 2.7)



Textured ceiling, papered walls, radiator, uPVC double glazed window to the rear.

Bedroom Two 12'9" x 9'10" (3.9 x 3)



Textured ceiling, papered walls, radiator, uPVC double glazed window to the front.

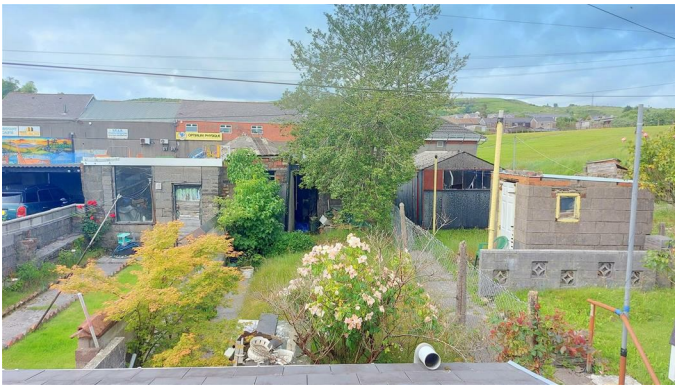
Bedroom Three 7'10" x 6'10" (2.4 x 2.1)



Textured ceiling, skimmed walls, radiator, storage cupboard, uPVC double glazed window to the rear.

Outside

Rear Garden

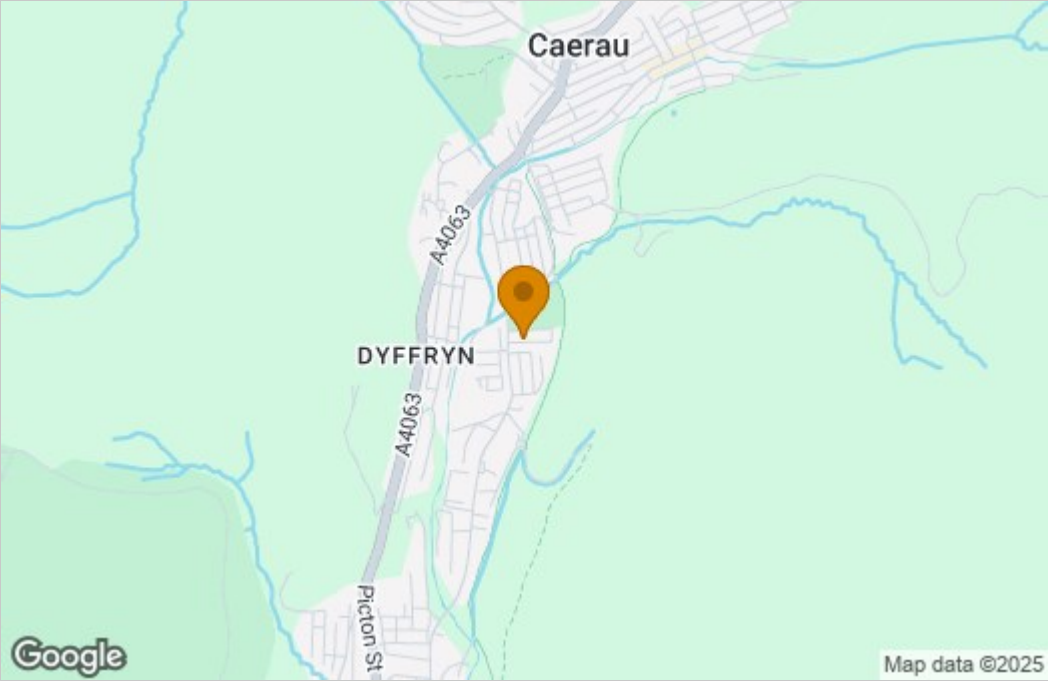


Area laid to lawn, storage shed to the rear of the garden, bordered with block walls and metal fencing.

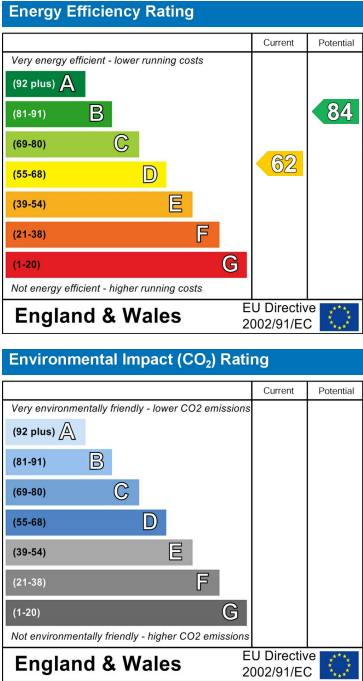
Floor Plan



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