



15 Station Street, Maesteg, CF34 9AL

O.I.R.O £135,000

Nestled in the heart of Maesteg on Station Street, this charming terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. Situated in a vibrant area, residents will benefit from local amenities, schools, and transport links, making it an ideal location for both work and leisure. This property is a wonderful blend of practicality and charm, making it a must-see for anyone looking to settle in Maesteg. The accommodation briefly comprises an entrance porch, a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings in, kitchen, utility room and W.C to the ground floor.

The first floor offers a landing, bathroom and two spacious bedrooms, ideal for small families, couples, or individuals looking for extra space.

The property further benefits from uPVC double glazing, gas central heating via a combination boiler and an enclosed rear garden.

Tenure = Freehold (TBC by a legal representative)

EPC = D

Council Tax Band = B

Ground Floor

Entrance Porch

Entry via uPVC double glazed door. Skimmed ceiling, skimmed walls, tiled flooring, door into:-

Lounge 26'2" x 13'1" (8.0 x 4.0)



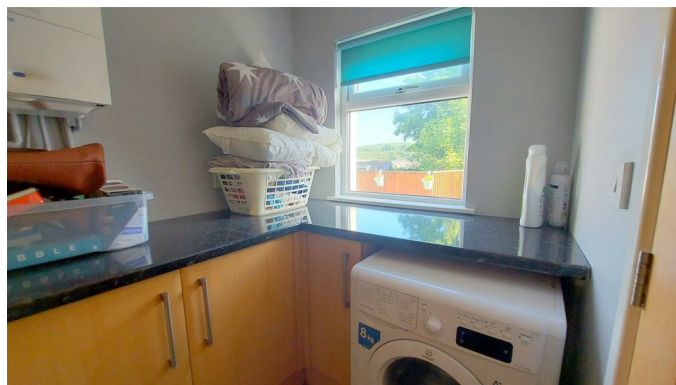
Skimmed ceiling, skimmed and papered walls, wood effect laminate flooring, two radiators, carpeted staircase leading to the first floor, coal effect log burner style electric fire inset in a brick fireplace with wooden mantle, uPVC double glazed window to the front, uPVC double glazed French doors to the rear, door into:-

Kitchen 11'1" x 7'10" (3.4 x 2.4)



Skimmed ceiling, skimmed and tiled walls, wood effect laminate flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage, integrated oven, hob and extractor, space for a dishwasher and fridge/freezer, uPVC double glazed window and door to the side, door into:-

Utility Room 5'6" x 5'2" (1.7 x 1.6)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, a range of base units with a complementary work surface, wall mounted gas combination boiler, uPVC double glazed window to the rear, space and plumbing for a washing machine, door into:-

Cloakroom 5'6" x 2'3" (1.7 x 0.7)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, two piece suite comprising a wall mounted wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

First Floor

Landing



Skimmed ceiling, skimmed walls, fitted carpet, radiator, three doors off:-

Bedroom One 13'1" x 11'5" (4.0 x 3.5)



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

Bedroom Two 16'8" x 8'2" (5.1 x 2.5)



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

Bathroom 8'2" x 6'10" (2.5 x 2.1)



Skimmed ceiling, skimmed and tiled walls, tile effect vinyl flooring, radiator, storage cupboard, four piece suite comprising a shower cubicle, panel bath, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

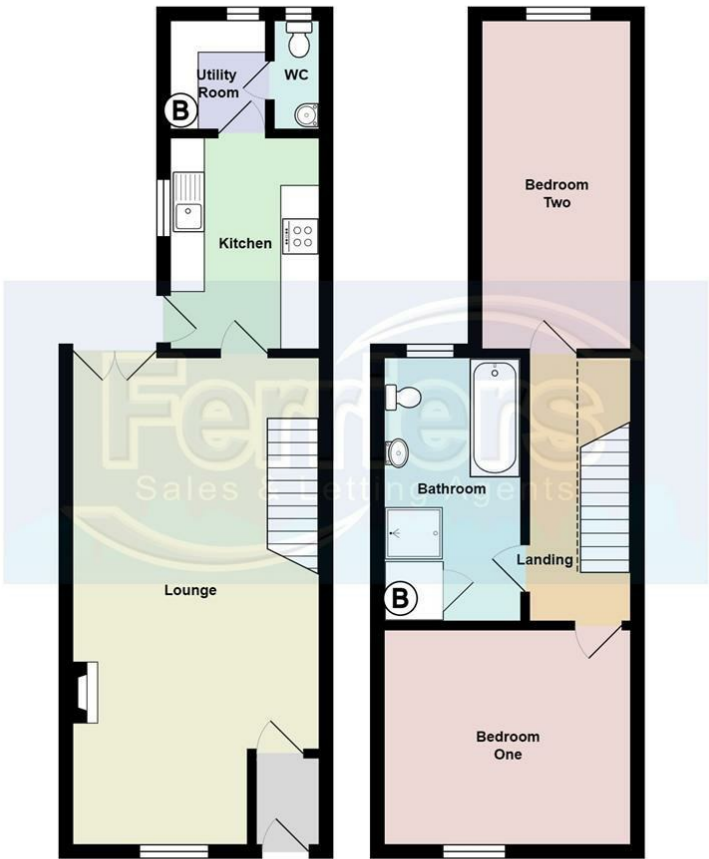
Outside

Rear Garden

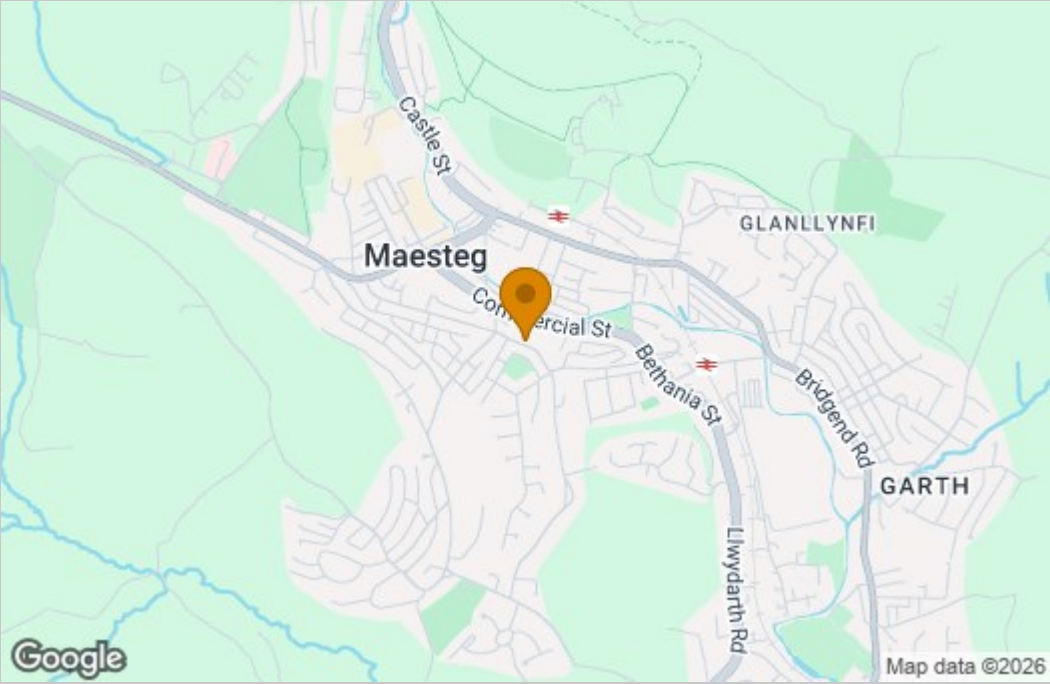


Area laid to concrete, further area laid to decorative pea shingle, bordered with wood panelled fencing.

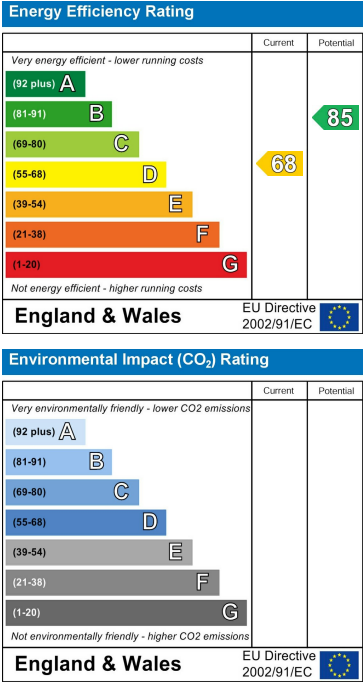
Floor Plan



Area Map



Energy Efficiency Graph



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