



## 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/drainer, 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.

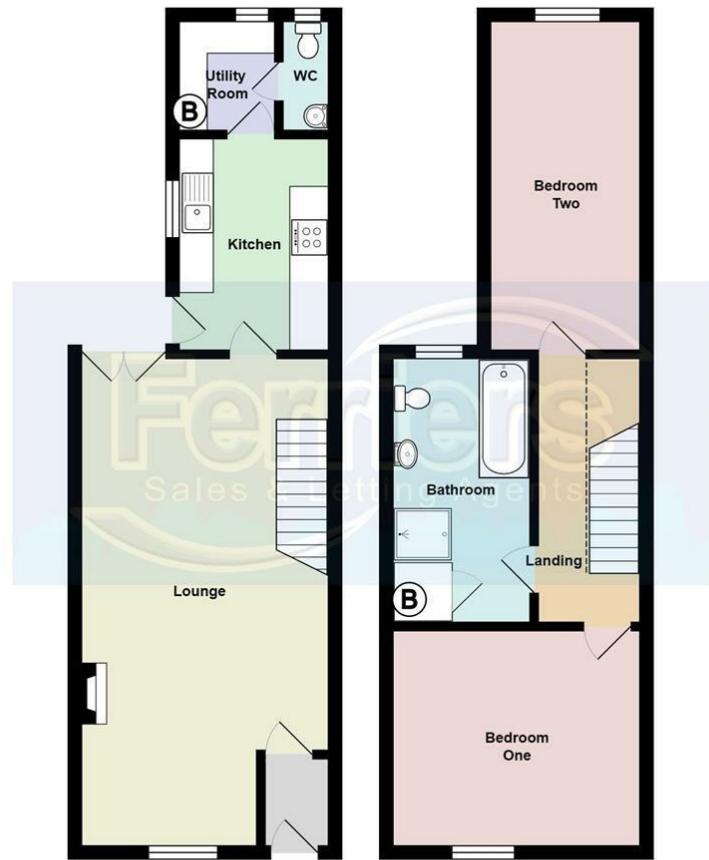
### Outside

#### Rear Garden

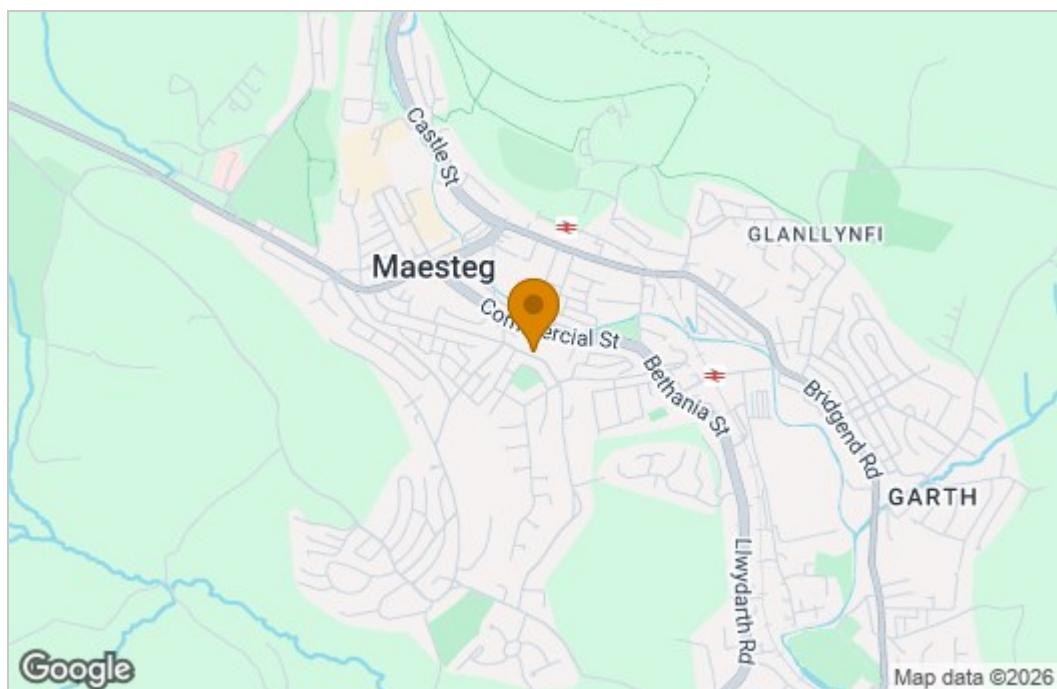


Area laid to concrete, further area laid to decorative pea shingle, bordered with wood panelled fencing.

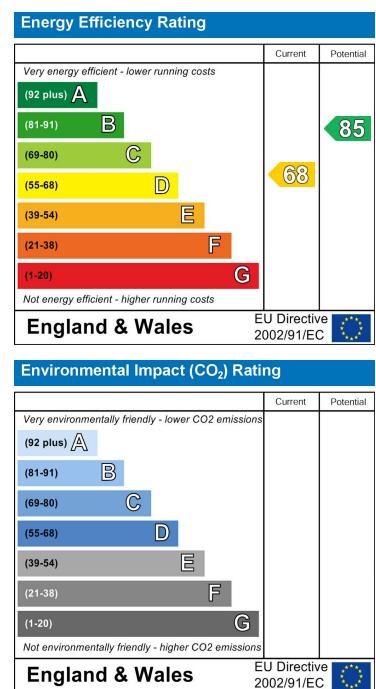
## Floor Plan



## Area Map



## Energy Efficiency Graph



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