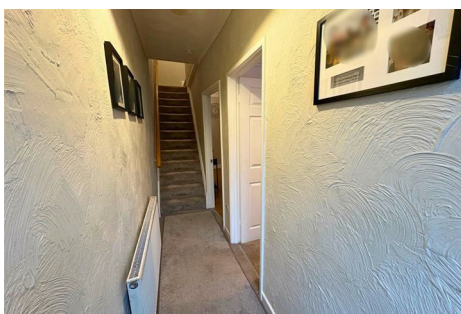


29 Llynfi Road, Maesteg, Bridgend, Mid
Glamorgan, CF34 9DS
Tel: 01656 733291
Email: rentals@ferrierwilliams.co.uk
www.ferrierhomes.co.uk



6 Victoria Street Caerau, Maesteg, CF34 0YP

Ferriers Estate Agents are delighted to offer for sale this four storey, three bedroom terraced property in the heart of Caerau. Offering easy access to local amenities and public bus routes, the home is ideal for first time buyers or a growing family. The accommodation briefly comprises:- entrance hallway, two reception rooms to the ground floor. Kitchen / diner, bathroom, separate W.C. and a utility room to the lower ground floor. Landing and three bedrooms to the first floor and a loft room to the second floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing and an enclosed, low maintenance rear garden with spectacular valley views. Internal viewing is highly recommended to appreciate what this property has to offer!

Tenure = Freehold (to be confirmed by a legal representative).
EPC Rating = TBC.
Council Tax Band = A.

£120,000

6 Victoria Street

Caerau, Maesteg, CF34 0YP



- Four Storey, Terraced Property
- Kitchen / Diner + Utility Room
- Perfect Home for a Larger Family
- Council Tax Band = A
- Three Bedrooms + Loft Room
- Bathroom & Separate W.C.
- Tenure = Freehold (tbc by a legal representative)
- Two Reception Rooms
- Enclosed, Low Maintenance Rear Garden
- EPC Rating = TBC

Ground Floor

Entrance Hallway

Reception Room Two

12'0" x 8'6" (3.68 x 2.61)

Reception Room One

13'1" x 12'4" (3.99 x 3.76)

Storage Room

Lower Ground Floor

Kitchen / Diner

15'0" x 12'8" (4.58 x 3.88)

Inner Hall

Bathroom

11'4" x 7'6" (3.47 x 2.30)

W.C.

7'6" x 2'11" (2.31 x 0.89)

Utility Room

8'5" x 4'3" (2.58 x 1.32)

First Floor

Landing

Bedroom One

10'2" x 8'10" (3.12 x 2.70)

Bedroom Two

10'4" x 8'0" (3.17 x 2.46)

Bedroom Three

9'8" x 7'3" (2.97 x 2.21)

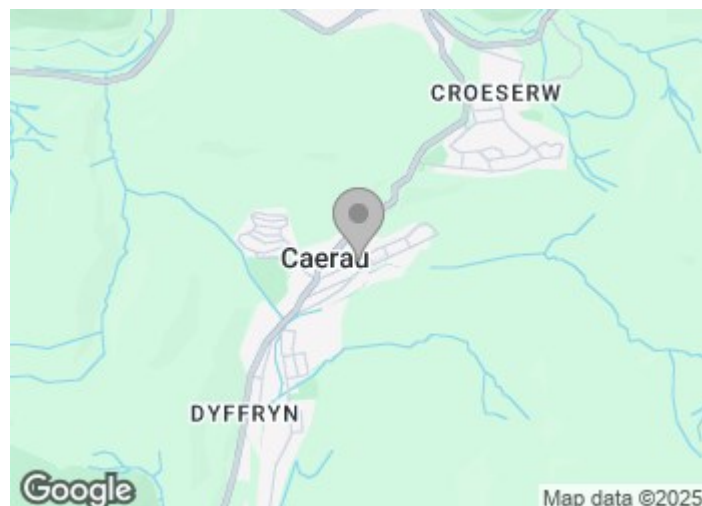
Second Floor

Loft Room

15'7" x 9'8" (4.77 x 2.95)

Outside

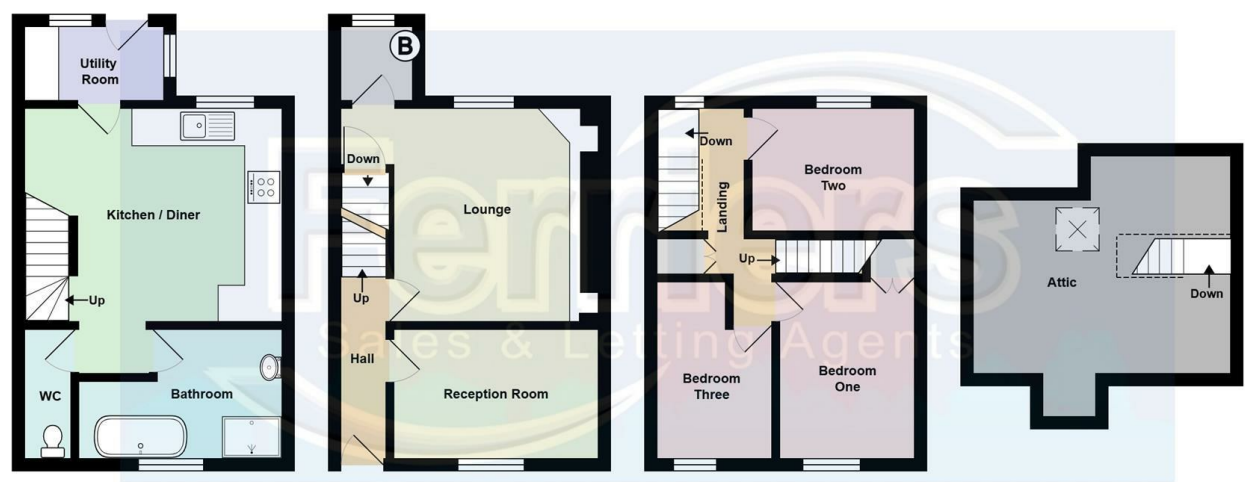
Rear Garden



[Directions](#)



Floor Plan



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	