



7 George Street, Maesteg, CF34 0UU

£99,950

Ferriers Estate Agents are pleased to offer for sale this two bedroom, end-of-terrace property situated in Caerau. Conveniently located for access to a local primary school and offers easy access to public transport links towards Maesteg and Port Talbot. The property briefly comprises:- entrance hallway, reception room and a kitchen to the ground floor. Landing, two bedrooms and bathroom to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, a front forecourt and a rear garden with side and rear lane access.

Tenure = Freehold (to be confirmed by a conveyancer).

EPC Rating = C.

Council Tax Band = A.

Ground Floor

Entrance Hallway



Entry via a uPVC double glazed door, skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, carpeted staircase leading to the first floor, door into:-

Reception Room 11'10" x 21'5" (3.62 x 6.54)



Skimmed and coved ceiling, skimmed walls, fitted carpet, two radiators, feature wall lights, dual aspect - uPVC double glazed windows to the front and rear, door into:-

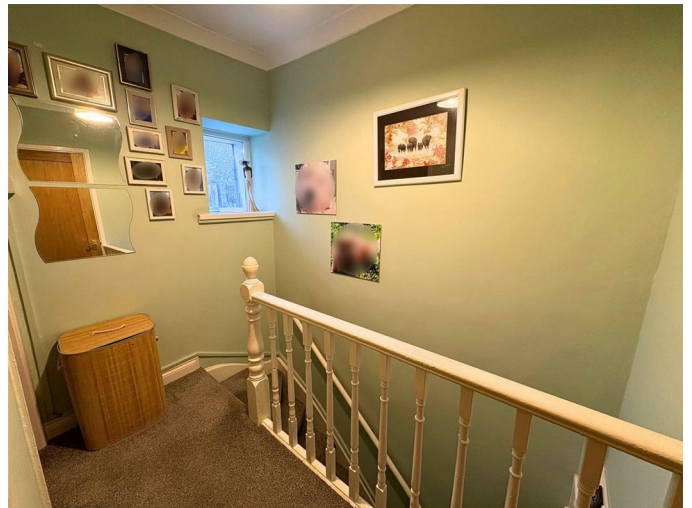
Kitchen 14'4" x 8'0" (4.38 x 2.46)



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, cupboard housing the gas combination boiler, range of base and wall mounted units with a complementary work surface housing a stainless steel sink drainer, extractor hood, space for washing machine, cooker and fridge/freezer, under stairs storage, uPVC double glazed window to the side, uPVC double glazed door with obscured glass to the side providing access into the rear garden.

First Floor

Landing



Skimmed ceiling with loft access, skimmed walls, fitted carpet, uPVC double glazed window to the rear, three doors off:-

Bedroom One 9'6" x 13'9" (2.90 x 4.20)



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

Bedroom Two 5'5" x 12'4" (1.66 x 3.78)



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

Bathroom 9'9" x 6'8" (2.99 x 2.04)



Skimmed ceiling, skimmed and marble effect tiled walls, marble effect tiled flooring, radiator, three piece suite comprising a P shaped panel bath with shower over and glass privacy screen, vanity wash hand basin and a low level W.C. with concealed cistern, uPVC double glazed window with obscured glass to the rear.

Outside

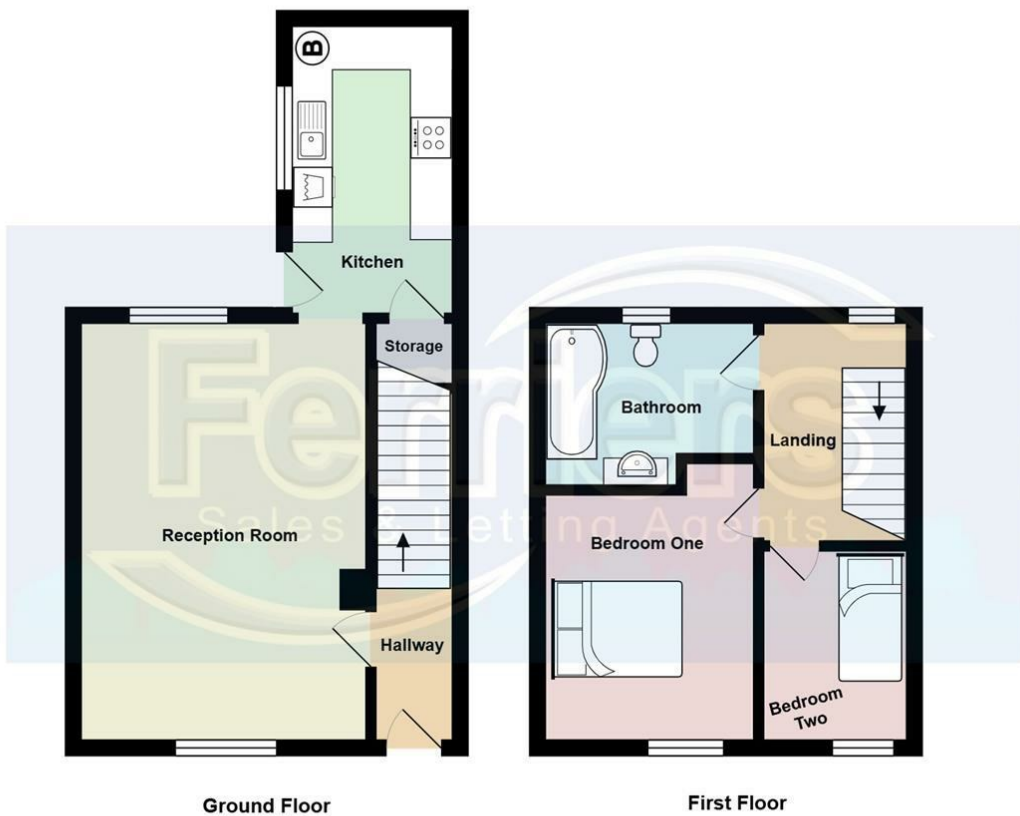
Front Garden

Elevated area laid with decorative pea shingle, concrete steps and path leading to the property entrance.

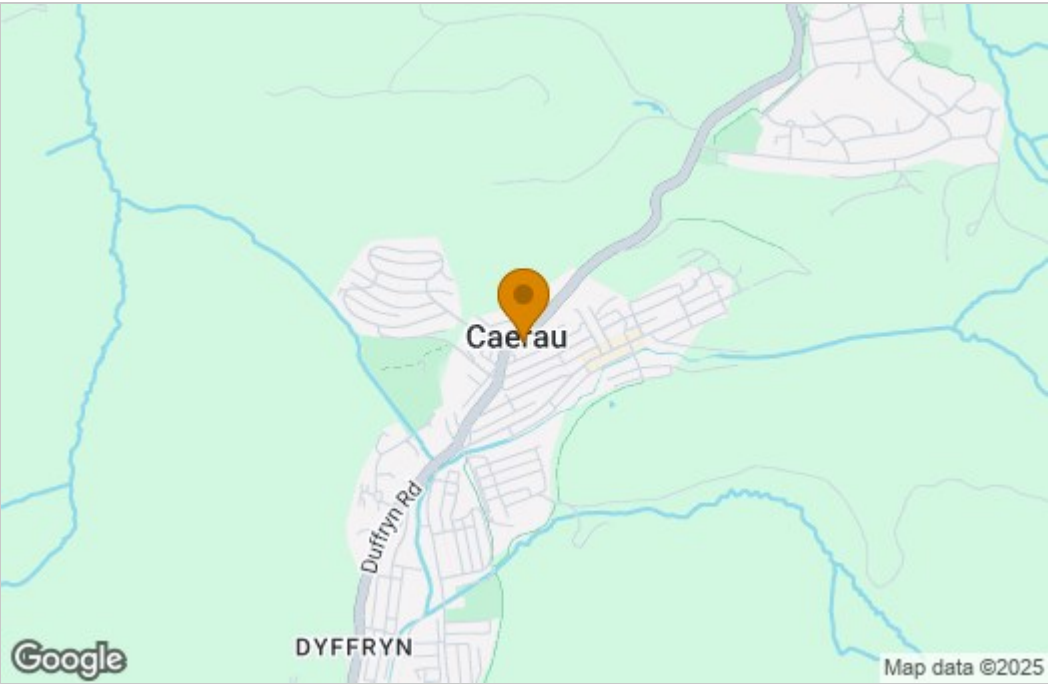
Rear Garden

Area laid to concrete, concrete steps leading to the second tier which is laid to lawn with mature plants and shrubs, wood panelled door to the side allowing side access, garden in need of attention.

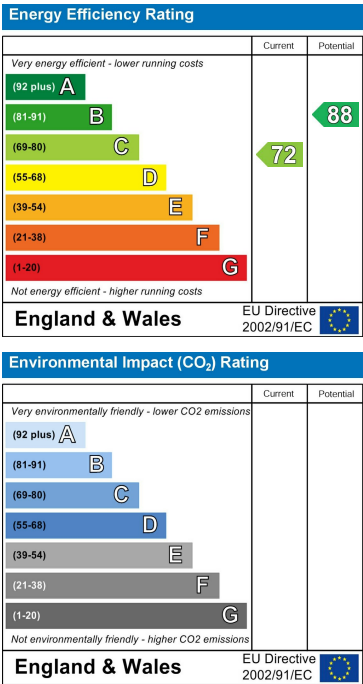
Floor Plan



Area Map



Energy Efficiency Graph



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