



## 27 Chestnut Grove, Maesteg, CF34 0NT

**£120,000**

Ferriers Estate Agents are pleased to offer for sale this three bedroom, terraced property situated in Garth, Maesteg conveniently located for use of Maesteg Town Centre's amenities, nearby schools and transport links. The property briefly comprises:- entrance hallway, lounge and a kitchen/diner to the ground floor. Landing, three bedrooms, a bathroom and a separate W.C. to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout and an enclosed rear garden with a block built storage shed which can have a number of uses, from a mancave to an office space. 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 = TBC.

Council Tax Band = A.



## Ground Floor

### Entrance Hallway



Entry via a uPVC double glazed door, textured ceiling, skimmed walls, wood effect laminate flooring, radiator, carpeted staircase leading to the first floor, storage cupboard, under the stairs open plan space, two doors off:-

### Lounge 14'6" x 11'1" (4.42 x 3.38)



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

### Kitchen / Diner 17'8" x 8'7" (5.40 x 2.64)



Textured and coved ceiling, skimmed walls with tiled splashbacks, tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage, integrated oven and induction hob, space and plumbing for a washing machine and/or tumble dryer, space for a fridge/freezer, ample space for a dining table, wall mounted gas combination boiler, two uPVC double glazed windows to the rear, uPVC double glazed door to the rear providing access into the rear garden.

## First Floor

### Landing



Textured ceiling with loft access, skimmed walls, fitted carpet, storage cupboard, five doors off:-

Bedroom One 12'2" x 8'11" (3.73 x 2.72)



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

Bedroom Two 10'11" x 8'8" (3.35 x 2.66)



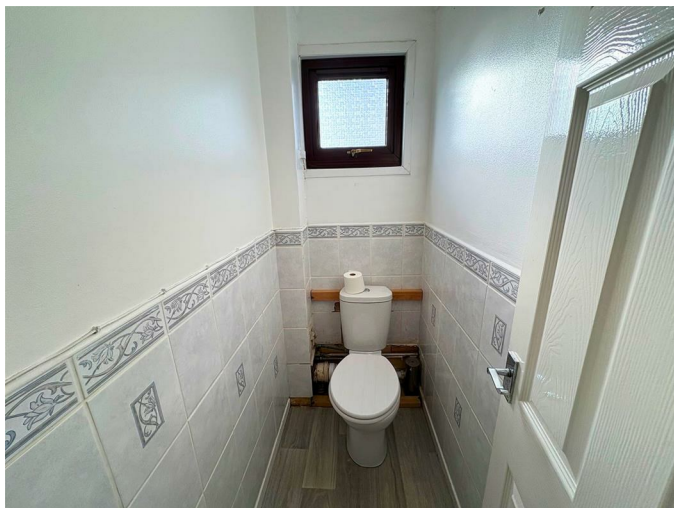
Textured and coved ceiling, skimmed and papered walls, wood effect laminate flooring, radiator, uPVC double glazed window to the rear.

Bedroom Three 8'9" x 8'3" (2.69 x 2.54)



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

W.C. 5'9" x 2'11" (1.76 x 0.91)



Textured and coved ceiling, skimmed and tiled walls, wood effect vinyl flooring, low level W.C., uPVC double glazed window with obscured glass to the rear.

Bathroom 5'9" x 5'2" (1.77 x 1.59)

Textured and coved ceiling, tiled walls, wood effect vinyl flooring, radiator, two piece suite comprising a panel bath with dual rainfall shower head over and glass privacy screen and a pedestal wash hand basin, uPVC double glazed window with obscured glass to the rear.

Outside



## Front Garden



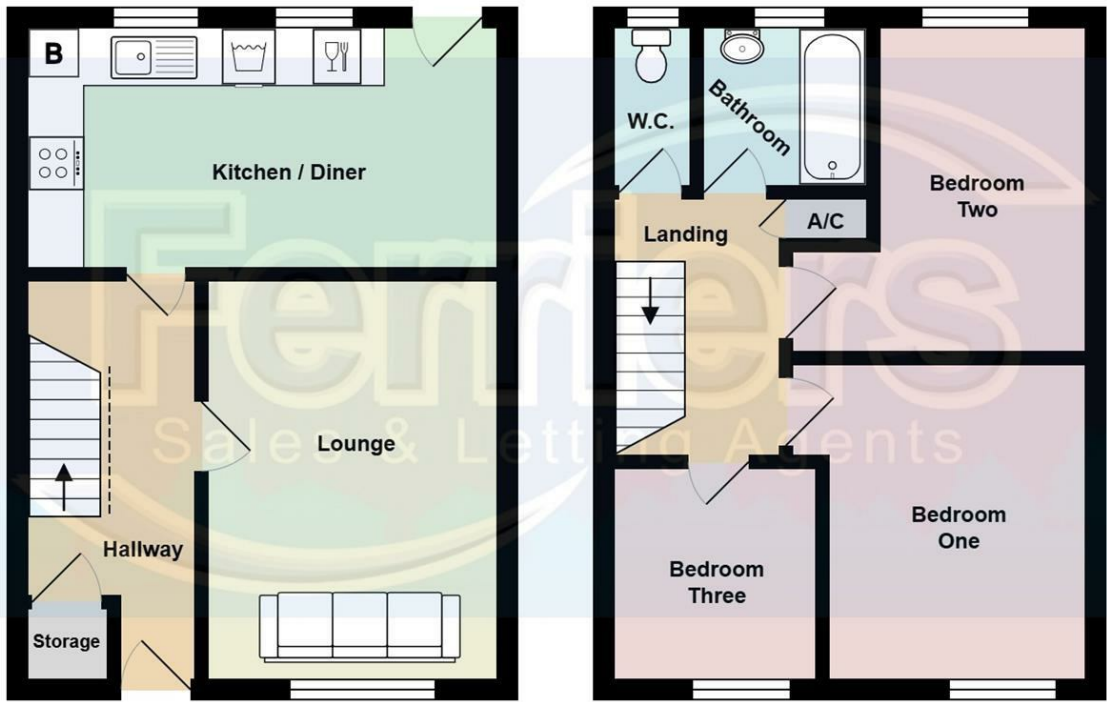
Entry via a wooden pedestrian gate, bordered by wood panelled fencing to the front, steps leading down to the property entrance, tiered and sloped garden laid to lawn, patio area at the bottom by the front door to the property.

## Rear Garden

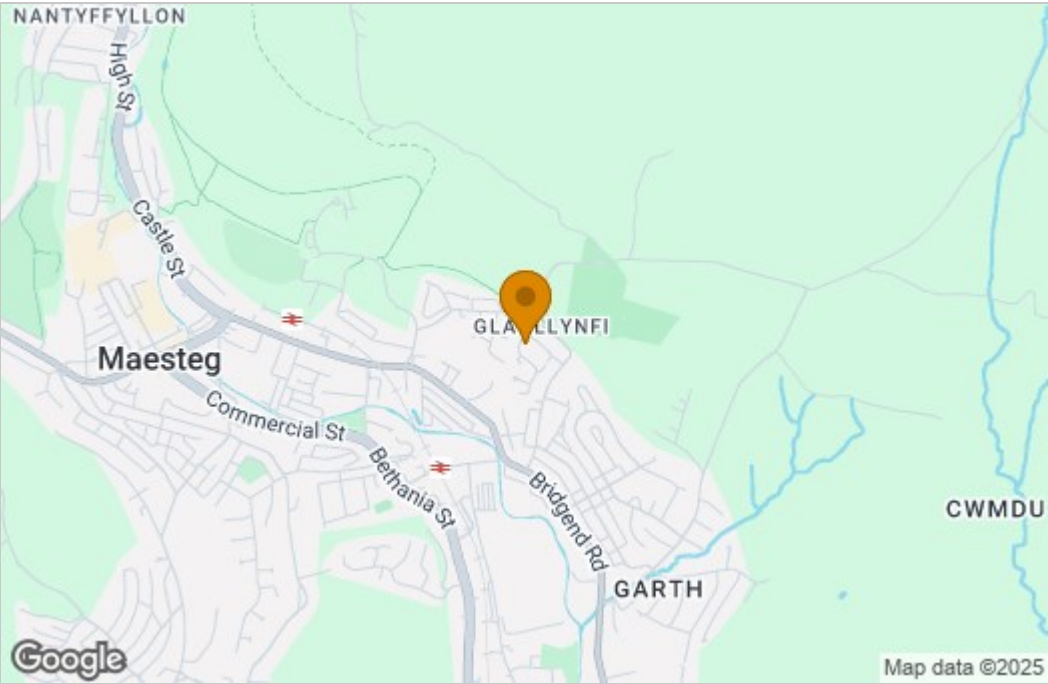


Garden laid to patio and artificial turf, block built shed accessed via uPVC double glazed French doors and has power, double wooden pedestrian gates to the rear providing access into the rear lane.

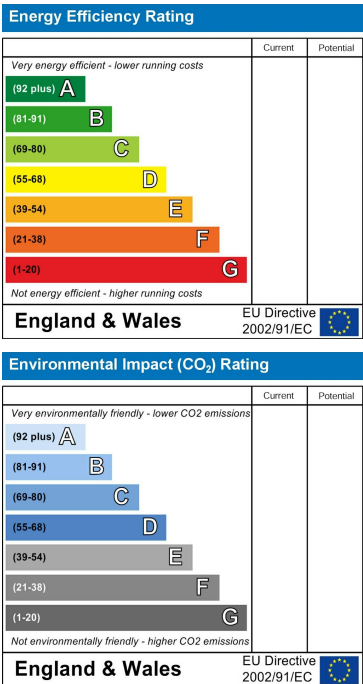
Floor Plan



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