



John Street  
Maesteg







# John Street Maesteg £119,950

3 Bedrooms

Lounge

Large Kitchen/Diner

Conservatory

Family Bathroom

Shower Room

Dressing Room

Rear Garden

Popular Location



**S**tephens and Partners are delighted to offer this unique three bedroom end of terrace property situated close to all local amenities. The property offers a larger than average kitchen/diner, which has been well fitted by its current vendors. It also has the benefit of a conservatory, ground floor bathroom, with additional first floor shower room. Early viewing is recommended to avoid disappointment.

### **Entrance**

via UPVC double glazed door to front, to;

### **Lounge**

3.9m x 5.8m

Laminate wood flooring, feature fireplace with electric real flame effect fire. Radiators, power points, UPVC double glazed window to front, telephone point. Stairs to first floor landing. UPVC double glazed door to

### **Conservatory**

3.8m x 2.5m

Ceramic floor tiles, radiator, power points, UPVC double glazed windows to side and rear. UPVC double glazed door to rear garden.

### **Kitchen/Diner**

6.3m x 2.4m

Modern fitted, with a range of high and low level units. Splash back tiles to work surfaces. Large Cook Master Range style double gas oven with seven ring gas hobs. Washing machine to remain. Wall mounted Worcester combination boiler. Integrated fridge/freezer. UPVC double glazed windows to front and side. Radiator, ample power points.

### **Downstairs Cloakroom**

1.8m x 1.5m

Laminate wood flooring, power points, access to

### **Family Bathroom**

2.4m x 1.5m

Fitted with matching three piece suite comprising of panelled bath, wash hand basin inset into storage unit, low level wc. Wall mounted mirrored vanity unit. Feature wall tiles. Feature wall mounted radiator. UPVC double glazed window to rear.

### **First Floor :**

### **Landing**

Fitted carpets, radiator, power points. Wood doors to all rooms. Access to loft.





### **Bedroom 1**

4.8m x 2.8m

UPVC double glazed windows to front and side. Fitted carpet, radiator, power points, access to;

### **Dressing Room**

1.8m x 1.3m

UPVC double glazed window to side, fitted carpet, fitted clothes rail, power points

### **Bedroom 2**

2.9m x 4.3m (max)

UPVC double glazed window to front, fitted carpet, radiator, power points, feature corner shelving.

### **Bedroom 3**

2.7m x 2.3m

UPVC double glazed window to rear, fitted carpet, radiator, power point.

### **Shower Room**

2.8m x 1.3m

Step-up shower cubicle with mains operated shower, with multiple jet sprays. Wall mounted wash hand basin, low level wc. Fully tiled, wall mounted feature radiator, downlighting.

### **Exterior:**

### **Rear Garden**

Steps to rear patio area with dwarf wall and fencing to both sides. Three steps to gravelled secondary level garden with fencing to both sides.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.