



Blaencaerau Road, offers over £95,000

- Three Bedrooms
- Two Reception Rooms
- Rear Low Maintenance Garden
- First Floor Bathroom
- Ground Floor W.C
- EPC Rating: F



 3  1  2



About the property

A well presented, three bedroom mid terraced property on offer for sale with no on-going chain. Benefiting from a rear garden, two reception rooms, a ground floor w.c, a first floor bathroom and a spacious kitchen. Ideal first time buyers opportunity, situated within close proximity to local schools, shops and public transport links. Internally the property comprises of an entrance porch, a hallway, a lounge, a kitchen, a dining room with upvc double doors onto the rear garden and a w.c to the ground floor, To the first floor there are three bedrooms, a bathroom and ample storage space. To the rear of the property there is a low maintenance enclosed garden with rear lane access via a gate. Internal viewings come highly recommended. To arrange an appointment please call Peter Alan Maesteg on 01656 736136 or book online 24/7 at www.peteralan.co.uk.

Accommodation

Entrance Porch Entrance via a upvc door with obscured glass to the front. Tiled flooring and part tiled walls with a door into the hallway.

Hallway Laminate flooring, stairs to the first floor and door into the lounge.

Lounge 21' 3" max narrowing to x 11' 6" max (6.48m max narrowing to x 3.51m)

Laminate flooring, fireplace, upvc windows to the front and rear with a door into the kitchen.

Kitchen 11' 8" min. not inc recess narrowing to x 14' 8" max (3.56m min. not inc recess narrowing to x 4.47m)

Fitted with a matching range of wall and base units with worktop space over, stainless steel sink with mixer tap and space for a cooker, washing machine and fridge freezer. Sky light, upvc window to the rear and door into the dining room.



Dining Room 9' min narrowing to x 9' 1" (2.74m min narrowing to x 2.77m)

Tiled flooring, access to the attic, upvc window to the side, upvc double doors to the rear and door into the w.c.

W.C W.c., tiled walls and flooring and a upvc window to the side.

Landing Fitted carpets to the stairs and landing with access to the attic. Doors into three bedrooms and step down to inner landing with vinyl flooring, x2 build in storage cupboards and a door into the bathroom.

Bedroom One 8' narrowing to x 12' 1" min (2.44m narrowing to x 3.68m)

Laminate flooring and a upvc window to the front.

Bedroom Two 8' 8" narrowing to x 9' 7" (2.64m narrowing to x 2.92m)

Fitted carpets and a upvc window to the rear.

Bedroom Three 9' narrowing to x 6' 9" (2.74m narrowing to x 2.06m)

Laminate flooring and a upvc window to the front.

Bathroom A four piece bathroom suite comprising of a shower cubical with electric shower, a bath, w.c. and wash hand basin with a mixer tap. Vinyl flooring and plastic cladding to the walls. x2 Upvc windows with obscured glass to the rear and build in storage cupboard.

Rear Patio area with a path leading to a further raised patio area with surrounding flower-beds. Gate to the rear providing rear lane access.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

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