



# Church Street, Caerau Maesteg

£140,000

- 3/4 Bedrooms
- Open plan kitchen/ dining room
- Enclosed Rear garden
- Very well Presented
- EPC Rating: D



 3
  2
  2





## Accommodation

representing an immaculate Three/ four-bedroom semi detached house, for a fixed price of £140,000 to include everything in the property. This exceptional property is ideally suited for first-time buyers and families, combining contemporary living with a welcoming sense of space. The home boasts an impressive open-plan reception area, seamlessly integrating living and dining spaces, perfect for both relaxing and entertaining. This property is sold at a set price to include everything in the property.

The modern kitchen is enhanced by ample natural light, creating an inviting environment for culinary pursuits. Furnished throughout, the property is move-in ready, providing added convenience and style for prospective owners. Accommodation comprises two spacious double bedrooms and a third single bedroom, offering versatile options for family living or home office use. The property further benefits from an EPC rating of D and falls within council tax band A, representing excellent value for money.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.