



## 44 Metcalfe Street, Caerau, CF34 0TB

**£95,000**

Ferriers Estate Agents are delighted to offer this immaculately presented two bedroom terraced property in a popular area of Caerau. The property benefits from a recent kitchen and bathroom refurbishment and has been maintained to a very high standard throughout. The property is perfectly located for access to a local primary school and offers easy access to public transport links towards Maesteg and Port Talbot. The accommodation briefly comprises:- entrance hallway, lounge / diner, kitchen, inner hall and a bathroom to the ground floor. Landing and two bedrooms to the first floor. The property further benefits from gas central heating via a combination boiler, uPVC double glazing throughout and an enclosed, low maintenance rear garden with a brick built storage shed. This would make an ideal home for a first time buyer or would be a great investment opportunity. Sold with no on-going chain!

Tenure = Freehold (to be confirmed by a legal representative).

EPC Rating = D.

Council Tax Band = A.



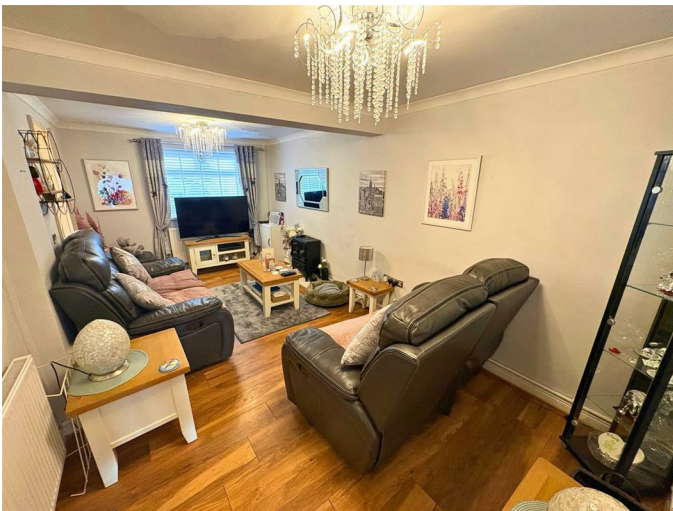
## Ground Floor

### Entrance Hallway



Entrance via a composite front door, skimmed and coved ceiling, skimmed walls, wood effect tiled flooring, radiator, carpeted staircase leading to the first floor, door into:-

### Lounge / Diner 18'0" x 9'3" (5.51 x 2.83)



Skimmed and coved ceiling, skimmed walls, wood effect tiled flooring, radiator, under stairs storage cupboard, dual aspect - two uPVC double glazed windows, one to the front and rear, door into:-

### Kitchen 8'6" x 10'4" (2.61 x 3.17)



Skimmed and coved ceiling with spotlights, skimmed walls with tiled splashbacks, wood effect tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface

housing a one and a half bowl stainless steel sink/drainage with mixer tap, integrated appliances include an electric oven and induction hob with a chrome chimney style extractor above, space and plumbing for a washing machine, space for a fridge/freezer, space for a small dining table, uPVC double glazed window to the side, door into:-

### Inner Hall 9'3" x 3'2" (2.82 x 0.98)



Skimmed and coved ceiling with spotlights, skimmed walls, tiled flooring, wall mounted unit and a small complementary work surface which can fit a condensing tumble dryer or under counter white good beneath, uPVC double glazed door with obscured glass to the side providing access into the rear garden, door into:-

### Bathroom 8'6" x 5'4" (2.61 x 1.65)

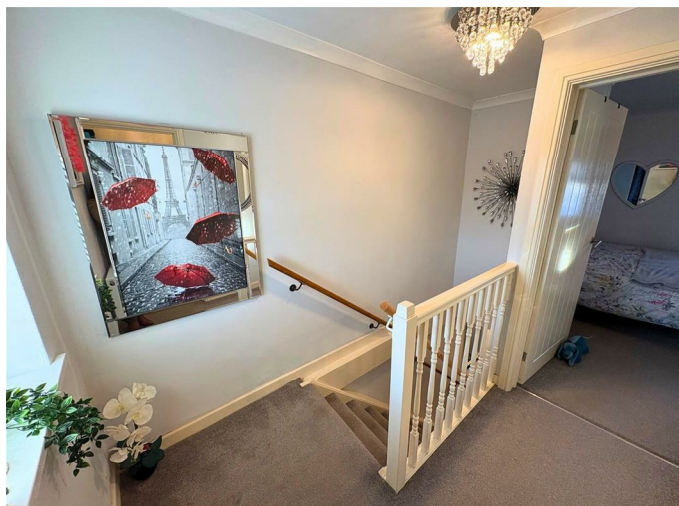


Skimmed ceiling with spotlights, tiled walls, tiled flooring, chrome heated towel rail, three piece suite comprising a P shaped bath with shower over and glass privacy screen, vanity wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

## First Floor



## Landing



Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the rear, two doors off:-

## Bedroom One 13'0" x 10'3" (3.98 x 3.13)



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

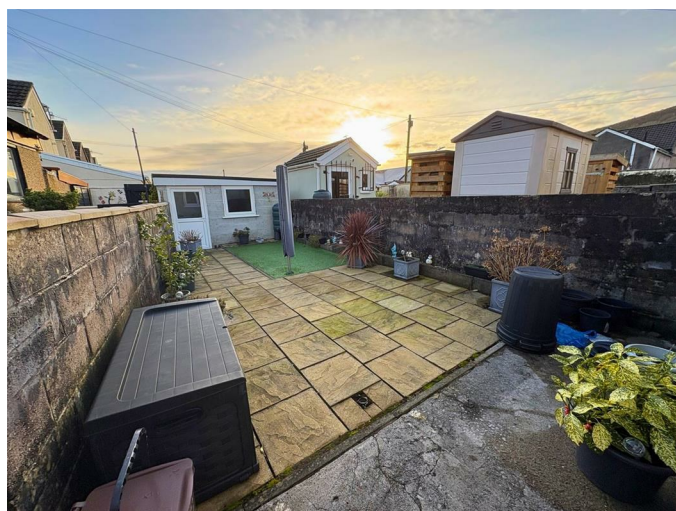
## Bedroom Two 7'4" x 6'0" (2.24 x 1.85)



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

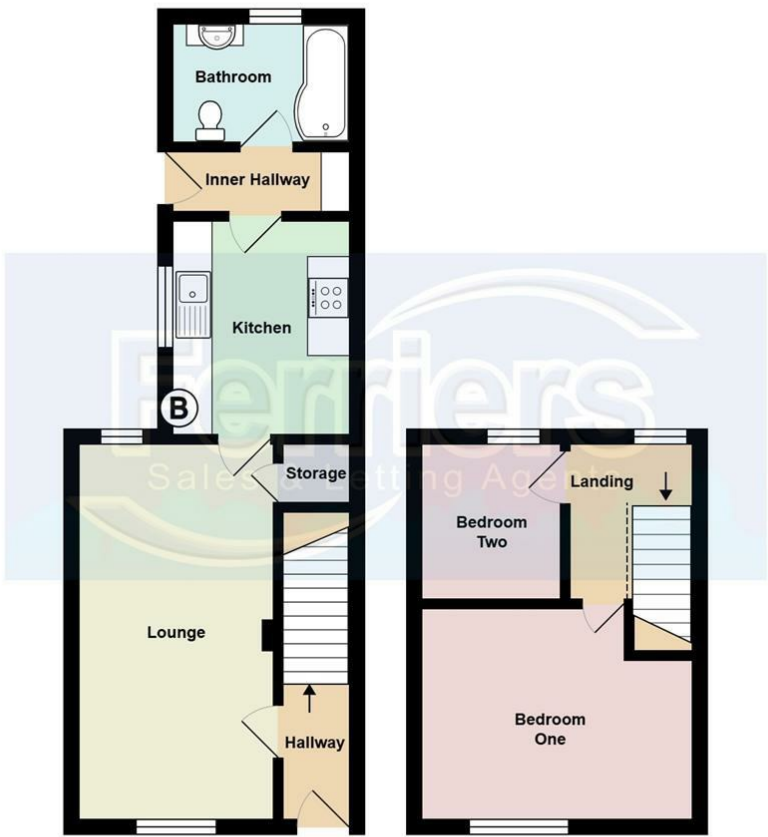
## Outside

### Rear Garden

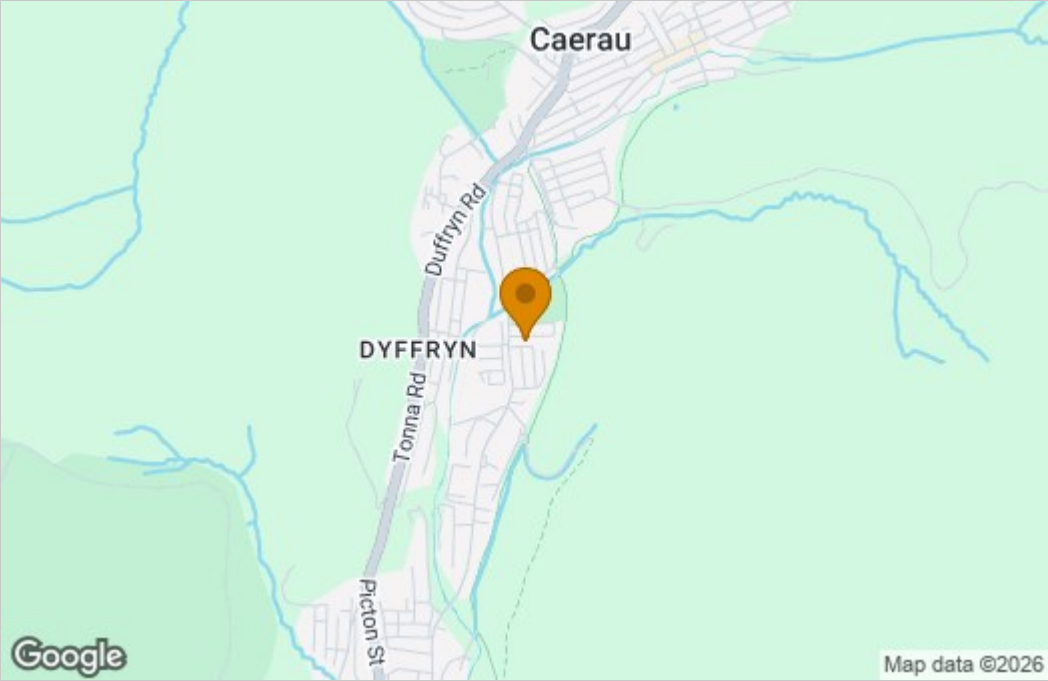


Enclosed rear garden which is mostly laid to patio with an area laid with artificial turf and an area at the side of the extension laid to concrete, brick built storage shed accessible via a uPVC double glazed door, uPVC double glazed window and a uPVC double glazed door to the rear of the shed providing access into the rear lane.

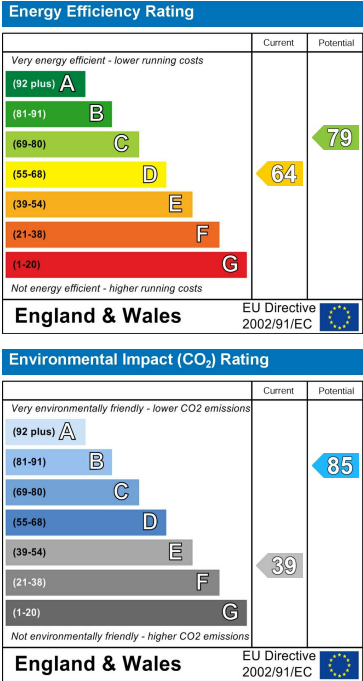
Floor Plan



Area Map



Energy Efficiency Graph



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