



## 2 Rathbone Terrace, Maesteg, CF34 0YL

**£145,000**

Ferriers Estate Agents are pleased to offer for sale this well presented, three bedroom semi-detached home, occupying an elevated position with far reaching views across the surrounding valley and countryside. Offered to the market with no ongoing chain, this property would make an ideal first time purchase, family home or investment opportunity.

The accommodation briefly comprises an inviting entrance hallway, a spacious lounge with bay window and feature fireplace, a separate dining room, and a modern kitchen/diner offering ample storage and workspace. To the first floor are three well-proportioned bedrooms and a contemporary shower room.

Externally, the property continues to impress with attractive, well-maintained gardens to both the front and rear. The front enjoys a paved seating terrace with picturesque views, while the generous rear garden is arranged over several tiers and features a decked seating area with pergola, lawned sections, mature planting and excellent space for entertaining or relaxing. To the rear of the garden there is also potential to create off-road parking, subject to the necessary consents.

Conveniently located within easy reach of local schools, shops and everyday amenities, while also benefiting from excellent access to countryside walks and transport links, this is a fantastic opportunity to acquire a home with both character and potential.

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

EPC Rating = D.

Council Tax Band = A.

## Ground Floor

### Entrance Hallway



Entry via a uPVC double glazed door, skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, carpeted staircase leading to the first floor, two storage cupboards, wooden double glazed window to the side, door into the kitchen, door into:-

### Reception Room One 12'3" x 13'2" (3.75 x 4.02)



Skimmed and coved ceiling, skimmed walls with feature wood panelling on chimney breast, fitted carpet, vertical contemporary radiator, uPVC double glazed window to the rear, opening into:-

### Reception Room Two 12'0" x 9'10" (3.68 x 3.02)



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

### Kitchen / Diner 18'6" x 9'5" (5.65 x 2.88)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, a range of base units with complementary work surfaces - one which houses a one and a half bowl stainless steel sink/drain, integrated double oven and ceramic hob, space and plumbing for a washing machine, space for a fridge/freezer, dual aspect - uPVC double glazed windows to the front and rear, uPVC double glazed door with obscured glass to the rear providing access into the rear garden.

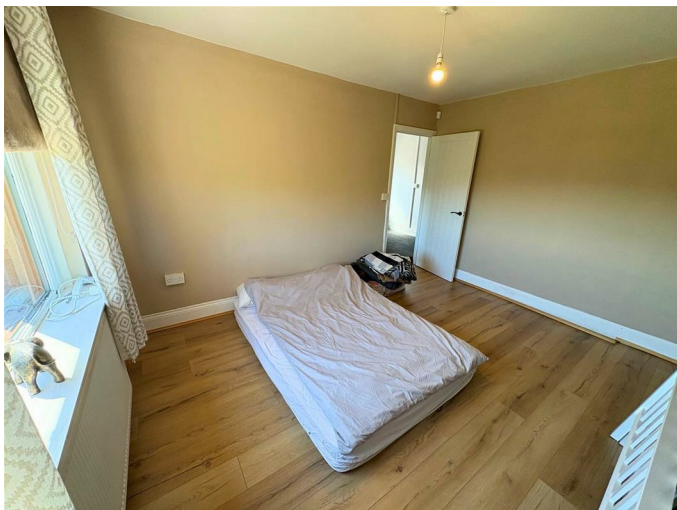
## First Floor

## Landing



Skimmed and coved ceiling with loft access, skimmed walls, fitted carpet, uPVC double glazed window to the side, four doors off:-

## Bedroom One 10'11" x 12'8" (3.35 x 3.87)



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

## Bedroom Two 10'0" x 10'6" (3.07 x 3.21)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, storage cupboard housing the gas combination boiler, uPVC double glazed window to the rear.

## Bedroom Three 7'8" x 8'8" (2.36 x 2.66)



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

### Shower Room 8'6" x 5'5" (2.60 x 1.67)



Skimmed ceiling, tiled walls, vinyl flooring, radiator, three piece suite comprising a wet room style shower, wall mounted wash hand basin and a low level W.C., two double glazed windows - one which is UPVC to the side and the other which is wooden to the rear.

### Outside

### Front Garden



Concrete steps leading up to the property entrance and garden, a sloped garden laid to patio and lawn with mature hedging offering a good degree of privacy, paved seating terrace featuring stunning panoramic views across the valley and surrounding hills.

### Rear Garden

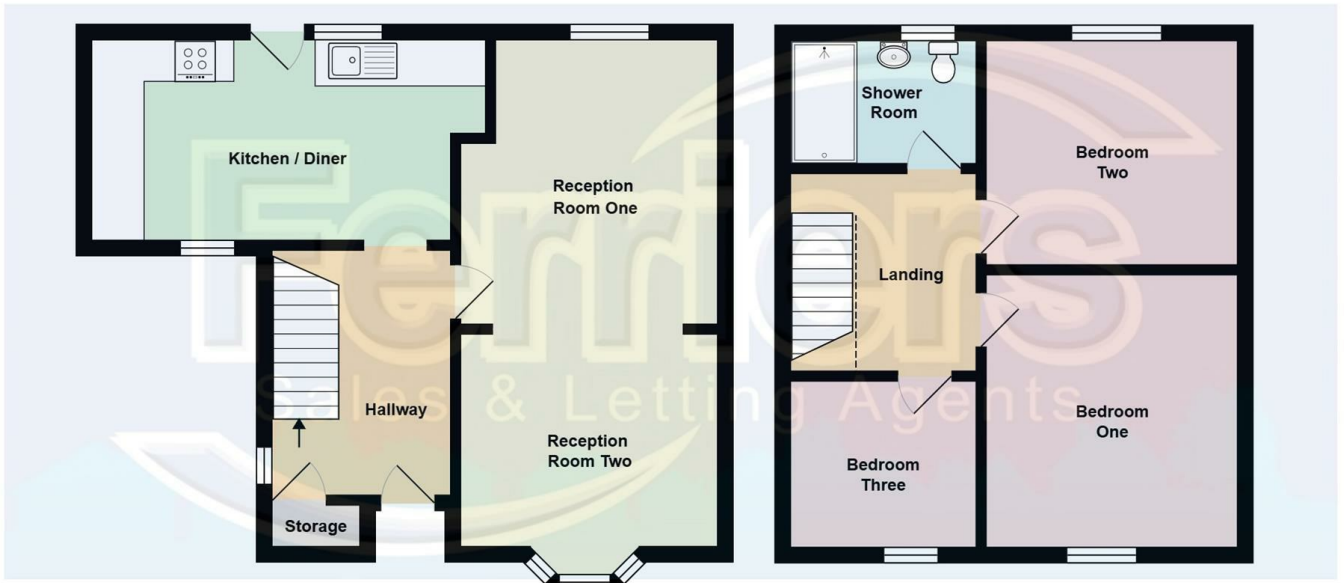


A generous rear garden arranged over several tiers, comprising a decked seating area with pergola, lawned gardens, mature planted borders and a variety of established trees and shrubs, offering excellent outdoor space for families and entertaining, the garden also benefits from potential to create off-road parking to the rear (subject to any necessary consents).

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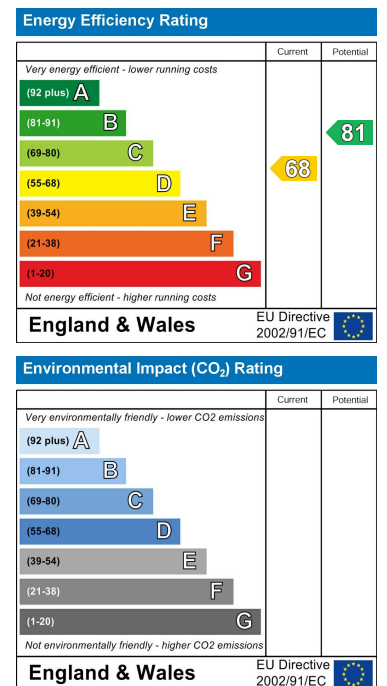
# Floor Plan



# Area Map



# Energy Efficiency Graph



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