



**89 Commercial Street, Maesteg, CF34 9HJ**

**£90,000**

**ATTENTION INVESTORS!! BEING SOLD WITH SITTING TENANT.** This Two Bedroom Mid Terraced Property is conveniently situated within a short walking distance of Maesteg Town Centre, affording easy access to all the town centre facilities, including bus and train links. The accommodation briefly comprises Reception Room and Kitchen to the Ground Floor. Landing, Two Bedrooms and Family Bathroom to the First Floor. The property further benefits from gas central heating via a combination boiler, Upvc double glazing and private rear garden.

Currently offering a 10.3% yield (based on £90,000 purchase price, excluding fees) this property offers a fantastic opportunity for any investor looking to venture into the buy to let market, or someone looking to add to an existing portfolio.

Tenure = Freehold (TBC by a legal representative)

EPC = D

Council Tax Band = B

### Reception Room 13'3" x 11'4" (4.04 x 3.45)

Skimmed and covered ceiling, skimmed walls, wood effect laminate floor, radiator, Upvc double glazed window to front, carpeted stairs to First Floor, understairs storage cupboard and door to Kitchen.

### Kitchen 10'7" x 7'5" (3.23 x 2.26)



Textured and covered ceiling, skimmed walls, tiled splashbacks, Ceramic tiled floor, radiator, Upvc double glazed window to rear and door to side, range of base and wall mounted units with complementary worksurface over, stainless steel sink and drainer, space and plumbing for automatic washing machine, cooker and fridge freezer.

### Landing

Skimmed ceiling and walls, fitted carpet and three doors off.

### Bedroom 1 10'8" x 7'5" (3.25 x 2.26)



Textured and covered ceiling, skimmed walls, wood effect laminate floor, radiator and Upvc double glazed window to rear.

### Bedroom 2 11'3" x 7'6" (3.43 x 2.29)



Textured ceiling with loft access, skimmed walls, wood effect laminate floor radiator, storage cupboard housing gas combination boiler and Upvc double glazed window to front.

### Family Bathroom 7'3" x 4'8" (2.21 x 1.42)

Textured and covered ceiling, tiled walls, vinyl floor, radiator, three piece suite comprising panelled bath, low level w.c and wash hand basin set on vanity unit.

### Front Garden

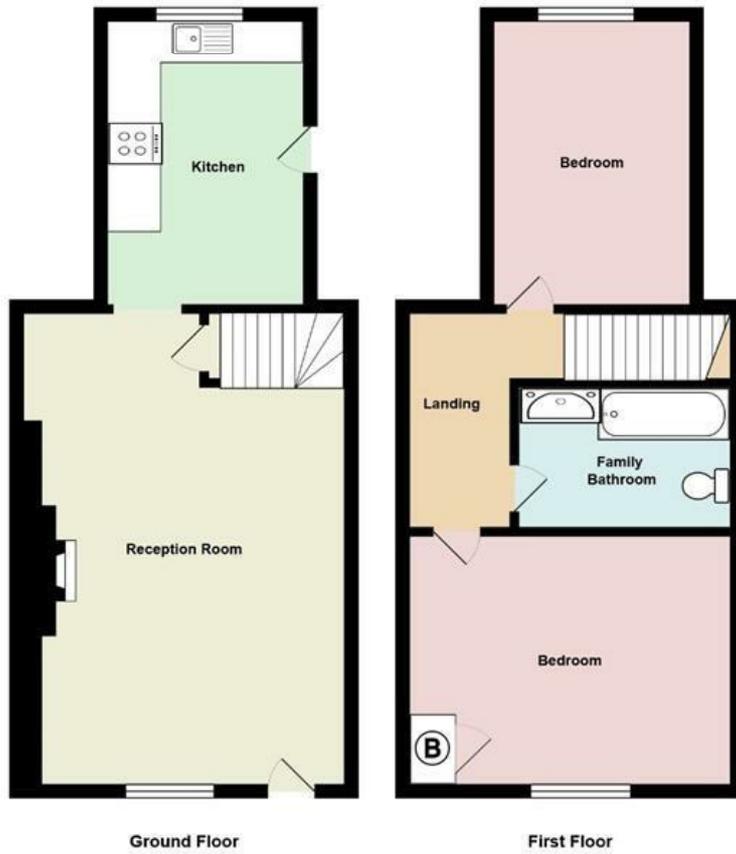
Patio area with steps to front door.

### Rear Garden

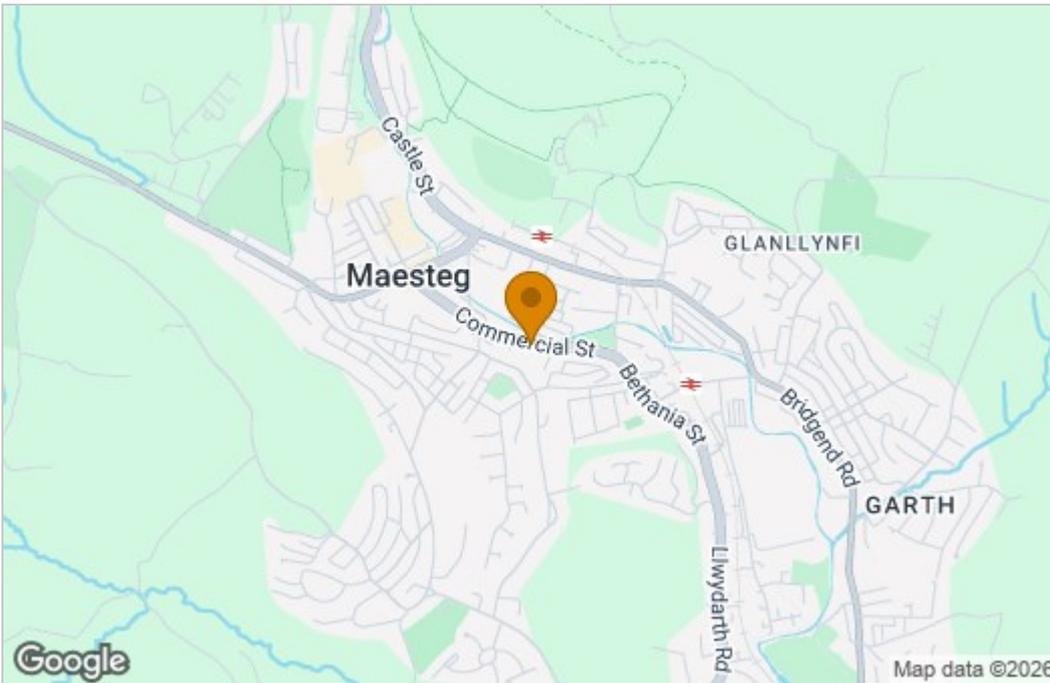


Tiered concrete and patio garden bordered by block wall and wood panelled fencing.

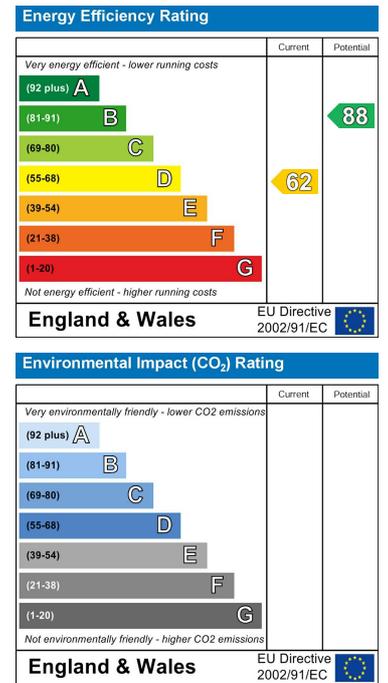
# Floor Plan



# Area Map



# Energy Efficiency Graph



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