



## 3 North Street, Maesteg, CF34 0PH

**£70,000**

We are pleased to offer for sale this three bedroom, terraced property situated in Caerau, Maesteg. Conveniently located for access to local primary and secondary schools and offers easy access to public transport links towards Maesteg and Port Talbot. The property briefly comprises:- entrance porch, hallway, lounge, dining room, kitchen, side porch and a cloakroom to the ground floor. Landing, three bedrooms and a shower room to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing and an enclosed, rear courtyard with rear lane access. This property is the perfect "project property" and is being sold with no on-going chain!

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

EPC Rating = D.

Council Tax Band = B.

## Ground Floor

### Entrance Porch



Entry via a uPVC double glazed door, textured and coved ceiling, skinned walls with dado rail, tiled flooring, door into:-

### Hallway



Textured and coved ceiling, skinned and papered walls with dado rail, tiled flooring, radiator, carpeted staircase leading to the first floor, under stairs storage cupboard, two doors off:-

### Lounge 20'7" x 8'6" (6.29 x 2.61)



Skinned and coved ceiling, skinned and papered walls, fitted carpet, two radiators, granite feature fireplace, dual aspect - two uPVC double glazed windows to the front and rear.

### Dining Room 11'0" x 8'8" (3.36 x 2.66)



Textured and coved ceiling, skinned walls, wood effect laminate flooring, radiator, uPVC double glazed window to the side, two doors off:-

Kitchen 12'5" x 8'7" (3.79 x 2.63)



Textured and coved ceiling, skinned walls with tiled splashbacks, tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a ceramic one and a half bowl sink drainer with ceramic mixer tap, space for a freestanding cooker, space and plumbing for a washing machine, uPVC double glazed window to the rear.

Side Porch 3'2" x 2'10" (0.98 x 0.88)



Textured and coved ceiling, skinned walls, tiled flooring, radiator, uPVC double glazed door to the side providing access into the rear garden, door into:-

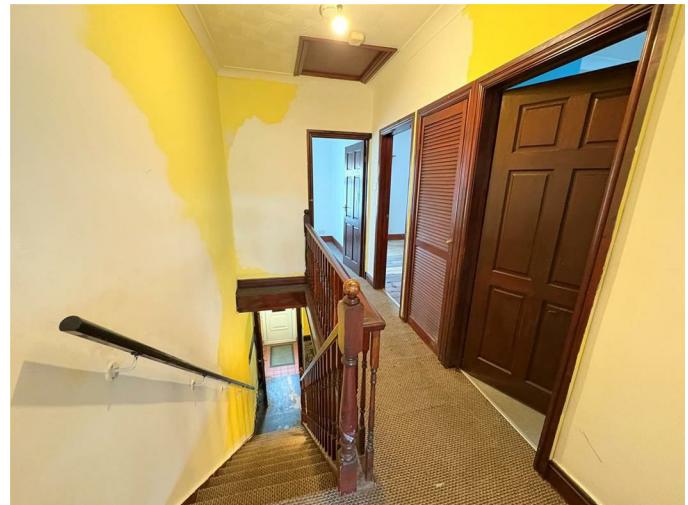
Cloakroom 4'5" x 2'11" (1.36 x 0.90)



Textured and coved ceiling, skinned and tiled walls, tiled flooring, radiator, two piece suite comprising a pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the side.

First Floor

Landing



Textured and coved ceiling with loft access, skinned walls, fitted carpet, airing cupboard housing the gas combination boiler, four doors off:-

Bedroom One 12'5" x 8'7" (3.79 x 2.64)



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

Bedroom Two 12'4" x 8'7" (3.77 x 2.62)



Textured and coved ceiling, skinned walls, radiator, uPVC double glazed window to the front.

Bedroom Three 7'11" x 6'0" (2.43 x 1.83)



Textured and coved ceiling, skinned walls, fitted

carpet, dwarf radiator, uPVC double glazed window to the front.

Shower Room 8'7" x 7'10" (2.64 x 2.41)



Skinned and coved ceiling with spotlights, skinned and tiled walls, vinyl flooring, radiator, chrome heated towel rail, three piece suite comprising a walk-in shower enclosure with glass privacy screen, vanity wash hand basin and a low level W.C., wall mounted vanity mirror, wooden double glazed window with obscured glass to the rear.

Outside

Rear Courtyard

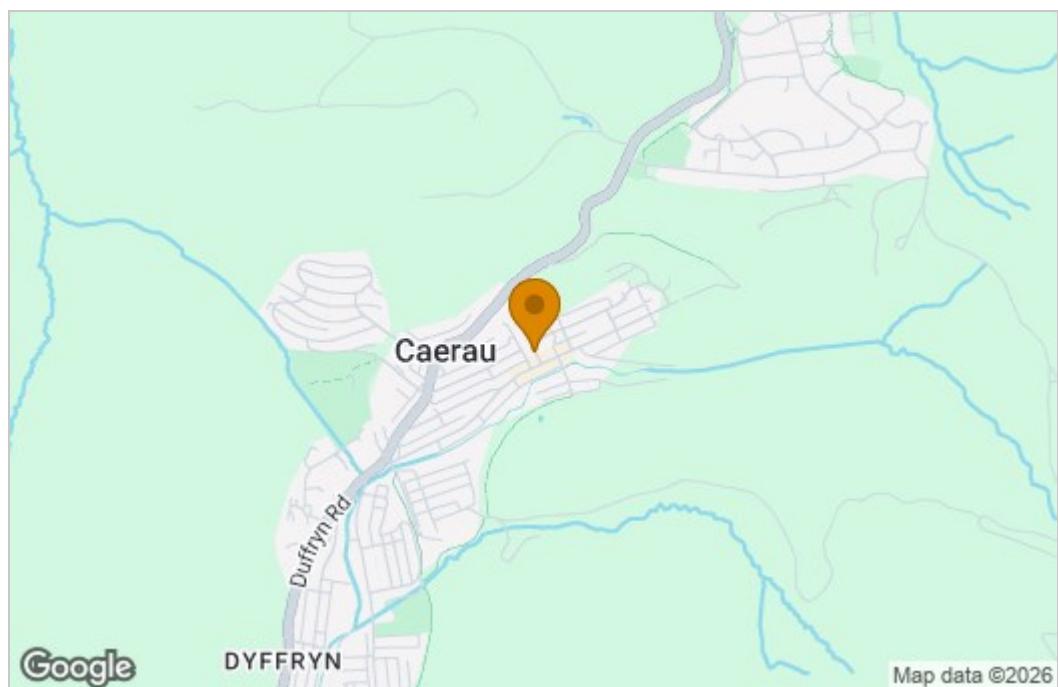


Concrete courtyard, block built storage shed, bordered with block walls, wooden pedestrian gate providing rear access.

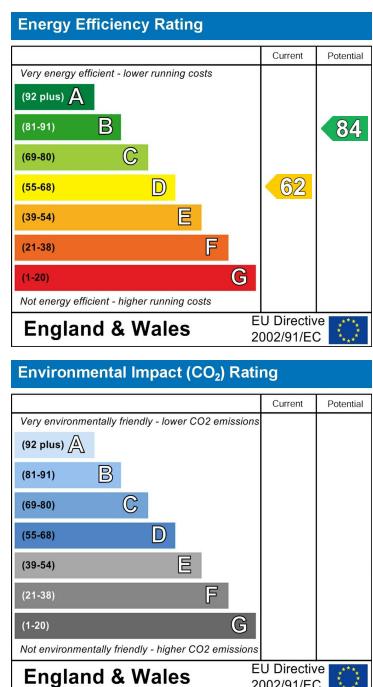
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.