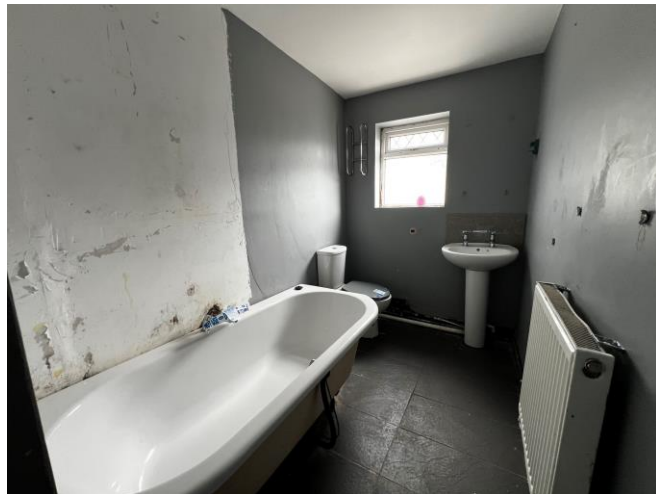




## Charles Row, Maesteg

**£70,000**

- 3 Bedroom Mid Terrace House
- Close to Public transport
- Close to Local Amenities
- In need of renovation
- EPC Rating: C



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## About the property

### PUBLIC NOTICE

Peter Alan are now in receipt of an offer for the sum of £77,500 for 22 Charles Row, Maesteg, CF34 0AR. Anyone wishing to place an offer on this property should contact Peter Alan Maesteg on 01656 736136 before exchange of contracts.

Offered to the market is this three-bedroom mid terraced house, positioned in a highly sought-after location. This promising property provides an excellent opportunity for investors seeking to add value through renovation. The house features a comfortable layout, including a well-proportioned reception room. The fitted kitchen offers ample potential for modernisation to suit contemporary tastes and lifestyles.

Accommodation comprises two generous double bedroom and Two single bedrooms, presenting flexible options for families or those requiring additional home office space. There is a family bathroom servicing all bedrooms.

This home is perfectly situated for convenience, with an array of local amenities and highly regarded schools within easy reach, making day-to-day living both straightforward and enjoyable. Excellent public transport links connect you effortlessly to surrounding areas, while attractive walking routes provide an excellent environment for outdoor activities and scenic strolls.

## 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.