



## 6 Grove Street, Maesteg, CF34 0HY

**£125,000**

Ferriers Estate Agents are pleased to offer for sale this immaculately presented, two bedroom terraced property situated in Nanttyffyllon. Ideally located for access to a local primary school and within walking distance of Maesteg Town Centre and its amenities. The accommodation briefly comprises:- entrance porch, hallway, lounge / diner, kitchen and a lean-to / utility area to the ground floor. Landing, two bedrooms, a shower room and a separate W.C. to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout and an enclosed, low maintenance rear garden. This property is being sold with no on-going chain and would make an ideal first time purchase or investment!

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

EPC Rating = D.

Council Tax Band = B.

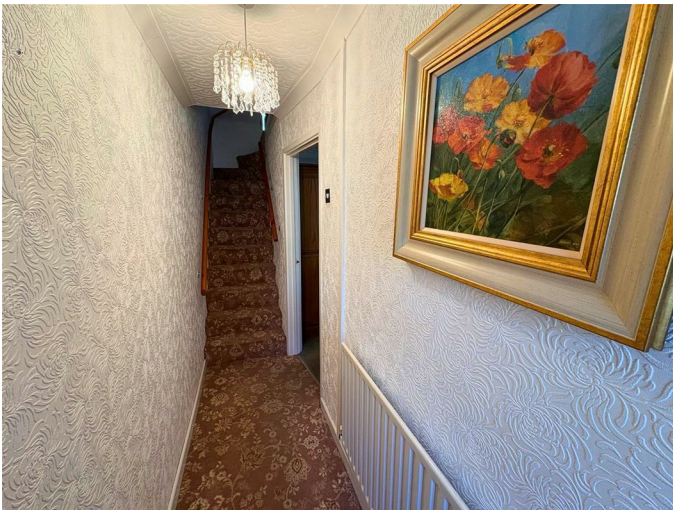
## Ground Floor

### Entrance Porch



Entry via a composite front door, papered and covered ceiling, papered and tiled walls, tiled flooring, door into:-

### Hallway



Papered and covered ceiling, papered walls, fitted carpet, radiator, carpeted staircase leading to the first floor with handrails on both sides, door into:-

## Lounge / Diner 20'3" x 11'3" (6.18 x 3.43)



Textured and covered ceiling, papered walls, fitted carpet, two radiators, log effect electric fireplace sitting on a wooden back and hearth with wooden mantle over, under stairs storage cupboard, dual aspect - uPVC double glazed windows to the front and rear.

## Kitchen 11'6" x 8'2" (3.51 x 2.50)



PVC panelled ceiling, skimmed and tiled walls with tiled splash backs, tile effect vinyl flooring, radiator, a range of high gloss base and wall mounted units with a complementary work surface housing a ceramic one and a half bowl sink/drainers with stainless steel mixer tap, integrated appliances to include an eye level oven and an induction hob with chrome chimney style extractor hood above, uPVC double glazed window to the rear, uPVC double glazed door into:-

Utility / Lean-to 12'5" x 6'0" (3.80 x 1.85)



Polycarbonate roof, tiled flooring, radiator, complementary work surface with space and plumbing beneath for a washing machine and tumble dryer, space for a fridge/freezer, uPVC double glazed patio doors with obscured glass to the rear providing access into the rear garden.

First Floor

Landing



Papered and covered ceiling with loft access, papered walls, fitted carpet, radiator, airing cupboard, five doors off:-

Bedroom One 14'4" x 9'7" (4.38 x 2.93)



Textured and covered ceiling, papered walls, fitted carpet, radiator, uPVC double glazed window to the front.

Bedroom Two 10'5" x 9'1" (3.19 x 2.78)



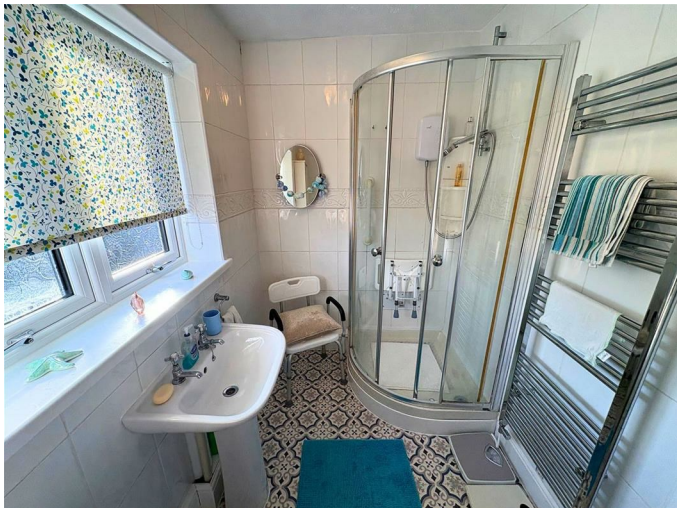
Textured and covered ceiling, papered walls, wood effect laminate flooring, radiator, uPVC double glazed window to the rear.

### W.C. 4'5" x 2'11" (1.36 x 0.90)



Textured ceiling, papered and tiled walls, tile effect vinyl flooring, low level W.C., uPVC double glazed window with obscured glass to the side.

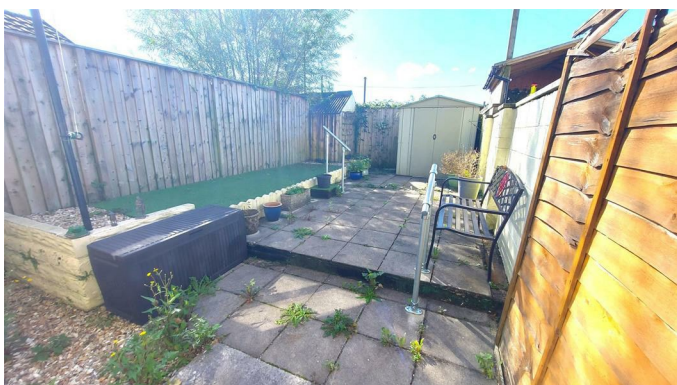
### Shower Room 8'3" x 5'3" (2.53 x 1.61)



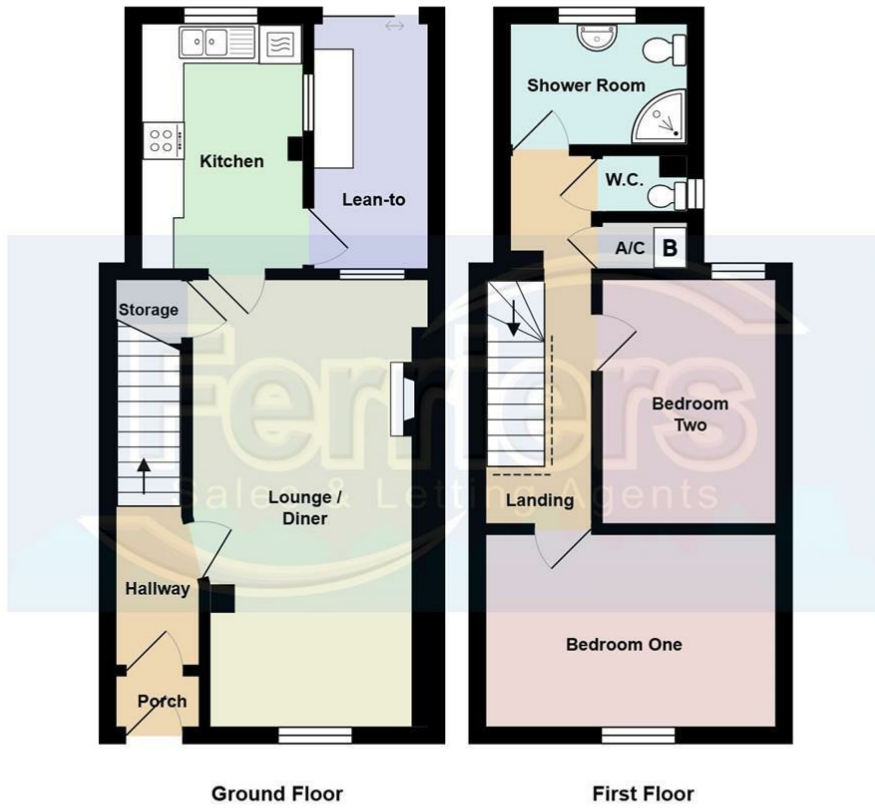
Textured ceiling, tiled walls, tile effect vinyl flooring, chrome heated towel rail, two piece suite comprising quadrant shower cubicle and a pedestal wash hand basin, two uPVC double glazed windows with obscured glass to the rear.

### Outside

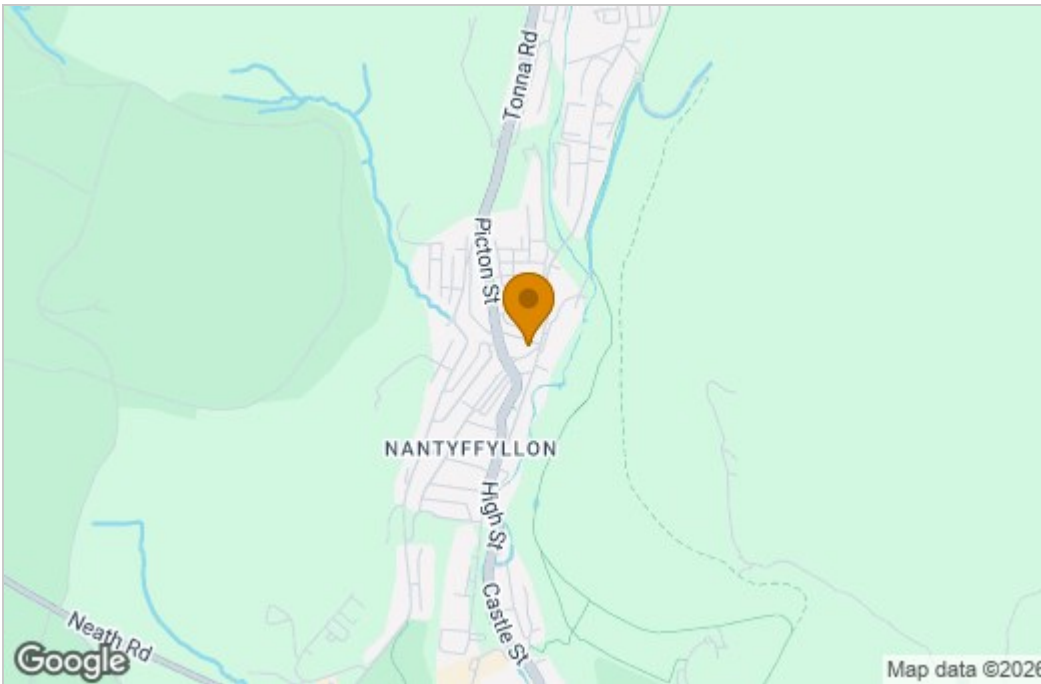
#### Rear Garden



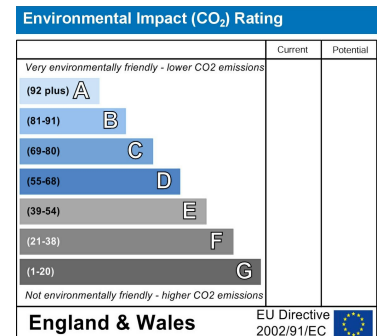
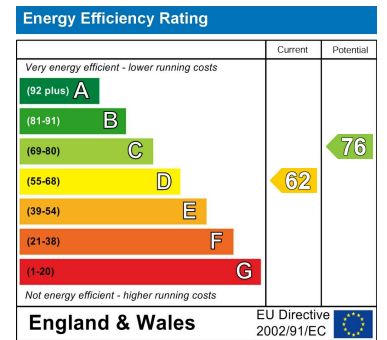
# Floor Plan



# Area Map



# Energy Efficiency Graph



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