



**6 Victoria Street, Maesteg, CF34 0YP**  
**£120,000**

Ferriers Estate Agents are delighted to offer for sale this four storey, three bedroom terraced property in the heart of Caerau. Offering easy access to local amenities and public bus routes, the home is ideal for first time buyers or a growing family. The accommodation briefly comprises:- entrance hallway, two reception rooms to the ground floor. Kitchen / diner, bathroom, separate W.C. and a utility room to the lower ground floor. Landing and three bedrooms to the first floor and a loft room to the second floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing and an enclosed, low maintenance rear garden with spectacular valley views. Internal viewing is highly recommended to appreciate what this property has to offer!

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, textured and coved ceiling, textured walls, fitted carpet, radiator, carpeted staircase leading to the first floor, two doors off:-

### Reception Room Two 12'0" x 8'6" (3.68 x 2.61)



Wood panelled and coved ceiling, skimmed and papered walls with dado rail, fitted carpet, radiator, uPVC double glazed window to the front.

### Reception Room One 13'1" x 12'4" (3.99 x 3.76)



Wood panelled and coved ceiling, wood panelled and skimmed walls, wood effect laminate flooring, radiator, electric coal effect fire, uPVC double glazed window to the rear, doorway leading to a carpeted staircase leading to the lower ground floor, door into:-

### Storage Room

Wall mounted gas combination boiler, uPVC double glazed window to the rear.

### Lower Ground Floor

### Kitchen / Diner 15'0" x 12'8" (4.58 x 3.88)



Textured ceiling, textured and tiled walls, tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage, space and plumbing for a dishwasher, space for a cooker and fridge/freezer, ample space for a dining table, uPVC double glazed window to the rear, door into the utility room, opening into:-

### Inner Hall

Textured ceiling, textured and tiled walls, tiled flooring, door into the W.C., door into:-



Bathroom 11'4" x 7'6" (3.47 x 2.30)



Tongue & groove ceiling, tiled walls, tiled flooring, radiator, three piece suite comprising a panelled bath, shower cubicle and a pedestal wash hand basin, uPVC double glazed window with obscured glass to the front.

W.C. 7'6" x 2'11" (2.31 x 0.89)



Textured and coved ceiling, textured and tiled walls with dado rail, wood effect laminate flooring, low level W.C.

Utility Room 8'5" x 4'3" (2.58 x 1.32)



Textured ceiling, textured walls, tiled flooring, space and plumbing for a washing machine and tumble dryer, two uPVC double glazed windows to the side and rear, uPVC double glazed door to the rear providing access into the rear garden.

First Floor

Landing



Textured and coved ceiling, textured walls, fitted carpet, airing cupboard, uPVC double glazed window to the rear, carpeted staircase leading to the loft room, three doors off:-



Bedroom One 10'2" x 8'10" (3.12 x 2.70)



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

Bedroom Two 10'4" x 8'0" (3.17 x 2.46)



Textured and coved ceiling, skimmed and papered walls, wood effect laminate flooring, radiator, storage cupboard, uPVC double glazed window to the front.

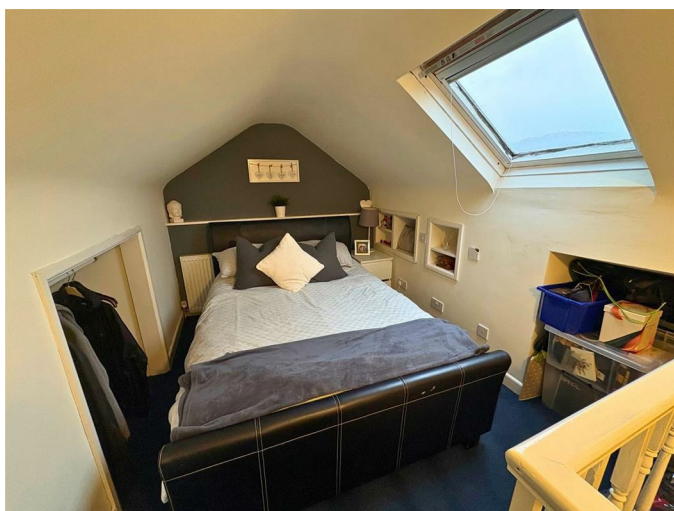
Bedroom Three 9'8" x 7'3" (2.97 x 2.21)



Textured and coved ceiling, skimmed and papered walls, wood effect laminate flooring, radiator, uPVC double glazed window to the front.

Second Floor

Loft Room 15'7" x 9'8" (4.77 x 2.95)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, eaves storage, wooden Velux window.

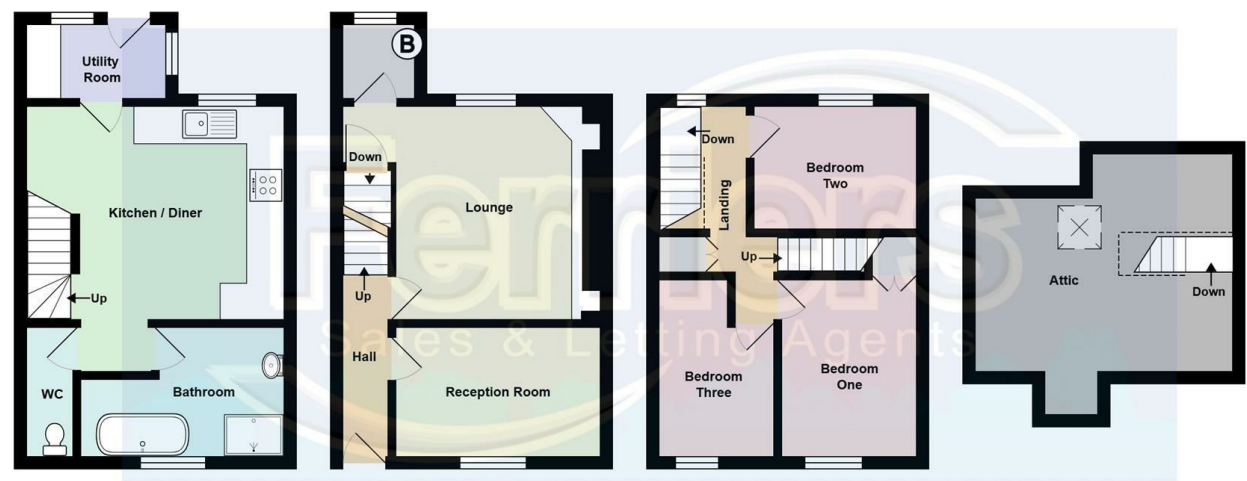
Outside

Rear Garden

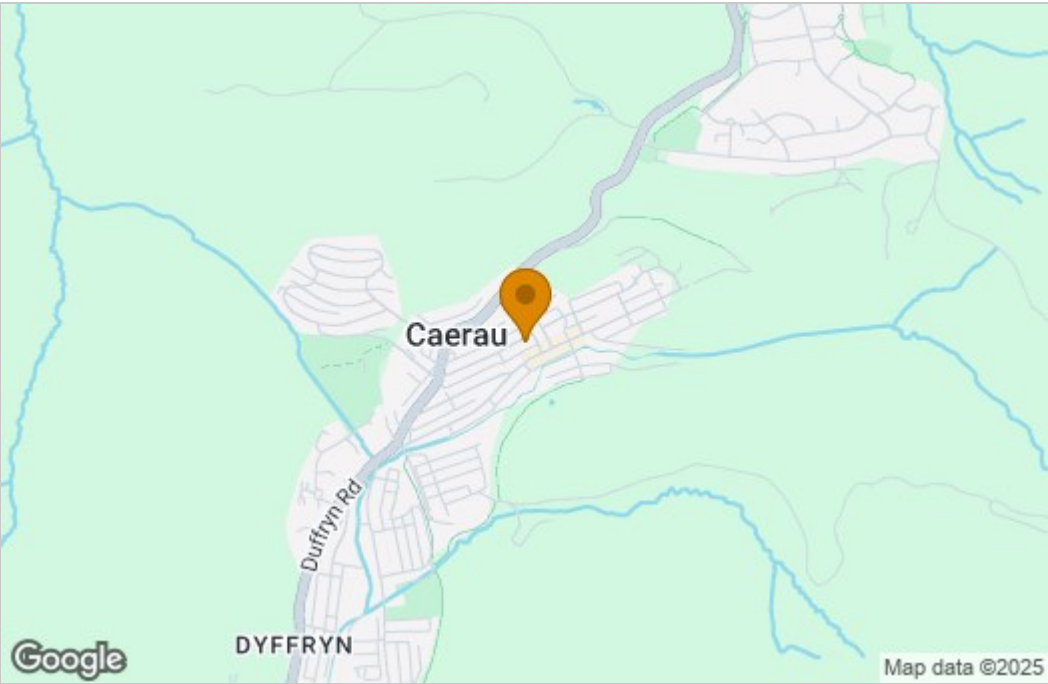


Garden laid to patio with ramped centre pathway, wooden pedestrian gate to the rear providing rear lane access, bordered with block walls.

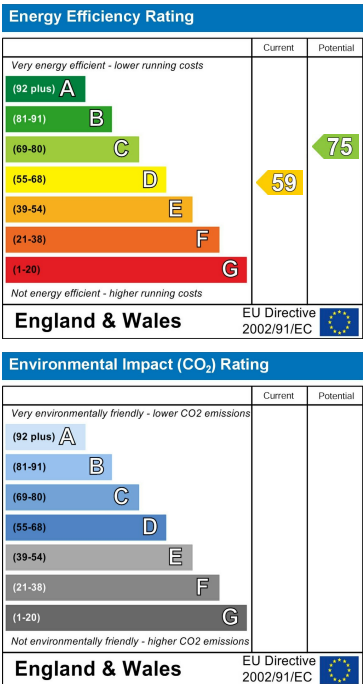
Floor Plan



Area Map



Energy Efficiency Graph



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