



## 27 West Street, Maesteg, CF34 9AF

### £200,000

Ferriers Estate Agents are pleased to offer for sale this immaculately presented four bedroom, semi-detached property which is in a desirable location. Conveniently located for access to Maesteg Town Centre and all its amenities, as well as local schools and public transport links. The accommodation briefly comprises:- entrance porch, hallway, lounge / diner, kitchen, utility area, inner hall and a family bathroom to the ground floor. Landing and four bedrooms (one which has an en-suite cloakroom) to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout and a south east facing, enclosed, low maintenance rear garden with rear lane access as well as a garage (garage door currently blocked up) and a driveway suitable for one vehicle. This is a family home that combines style, comfort and convenience - ready to move straight into!

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

EPC Rating = D.

Council Tax Band = C.



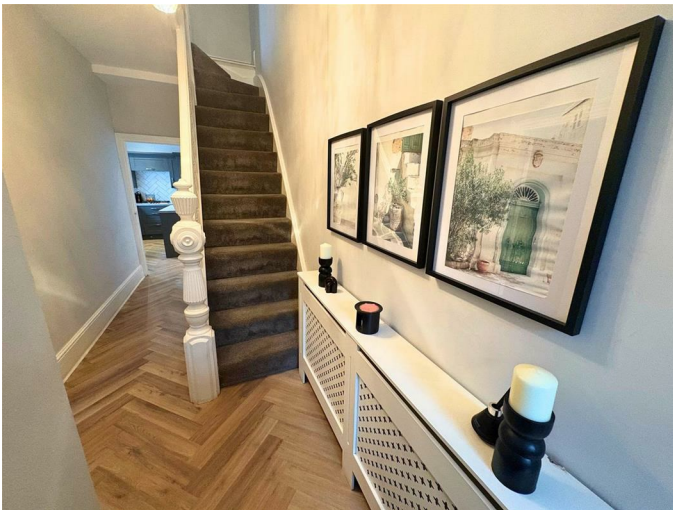
## Ground Floor

### Entrance Porch



Entry via a composite front door, skimmed and coved ceiling, skimmed and tiled walls, herringbone effect LVT flooring, door into:-

### Hallway



Skimmed and coved ceiling, skimmed walls, herringbone effect LVT flooring, radiator, carpeted staircase leading to the first floor, two doors off:-

## Lounge / Diner 21'3" x 12'11" (6.48 x 3.94)



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, two radiators, multi-fuel burner sitting on a slate hearth with tiled surround and wooden mantle over, uPVC double glazed window to the front, uPVC double glazed French doors into the utility area.

## Kitchen 12'3" x 10'3" (3.75 x 3.13)



Skimmed and coved ceiling with spotlights, skimmed walls, herringbone effect LVT flooring, vertical contemporary radiator, a range of base and wall mounted units with a complementary work surface housing a ceramic Belfast sink / drainer with chrome plated spring neck tap, integrated appliances include an oven, eye-level oven, four ring gas hob and a dishwasher, built-in LED lights in base units, split level kitchen island in centre with wine rack, space and plumbing for a washing machine, under stairs storage cupboard, uPVC double glazed window to the side, uPVC double glazed door providing access into the utility area, doorway into:-



Utility Area 5'9" x 4'5" (1.77 x 1.36)



Tongue & groove ceiling, tongue & groove walls, wood effect tiled flooring, uPVC double glazed door to the rear providing access into the rear garden.

#### Inner Hall

Skimmed and coved ceiling, skimmed walls, herringbone effect LVT flooring, door into:-

Family Bathroom 9'8" x 7'8" (2.97 x 2.34)



Skimmed and coved ceiling with spotlights, tiled walls, tiled flooring, radiator, chrome heated towel rail, four piece suite comprising a panel bath, double shower enclosure, vanity wash hand basin and a low level W.C., storage cupboard via two uPVC doors, uPVC double glazed window with obscured glass to the rear.

#### First Floor

Landing



Skimmed ceiling with loft access, skimmed walls, fitted carpet, four doors off:-

Bedroom One 11'10" x 10'9" (3.62 x 3.29)



Skimmed and coved ceiling, skimmed walls with feature wall panelling, fitted carpet, radiator, uPVC double glazed window to the front.

Bedroom Two 11'1" x 10'7" (3.40 x 3.23)



Skimmed and coved ceiling, skimmed walls, fitted



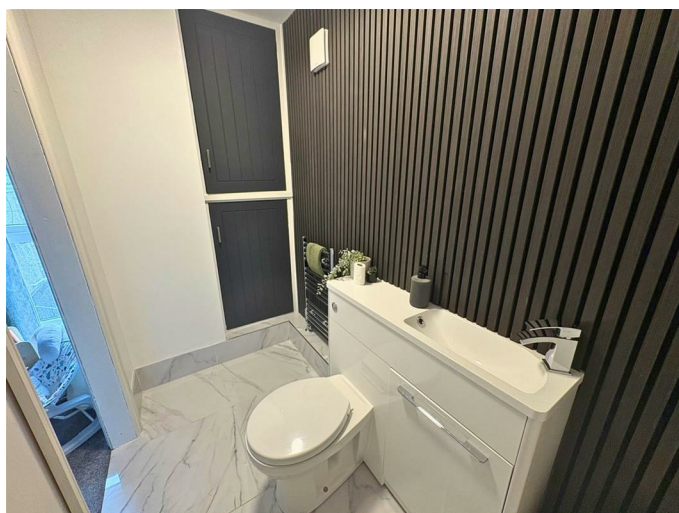
carpet, radiator, uPVC double glazed window to the rear.

#### Bedroom Three 10'2" x 8'3" (3.12 x 2.52)



Skimmed and coved ceiling, skimmed walls with feature wall panelling, fitted carpet, radiator, uPVC double glazed window to the side, door into:-

#### En-suite Cloakroom 7'8" x 4'1" (2.36 x 1.26)



Skimmed and coved ceiling, skimmed walls with feature wood panelling, marble effect tiled flooring, chrome heated towel rail, two piece suite comprising a slimline vanity wash hand basin and a low level W.C. with concealed cistern, storage cupboard housing the gas combination boiler.

#### Bedroom Four 7'8" x 4'7" (2.35 x 1.40)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the front.

#### Outside

#### Rear Garden



Area laid with porcelain tiles, further area laid with artificial turf with pebble border, further area laid with composite decking with storage underneath, composite steps leading down to the garage and rear driveway which is sectioned off behind wood panelled fencing, garden is bordered with block walls and wood panelled fencing.

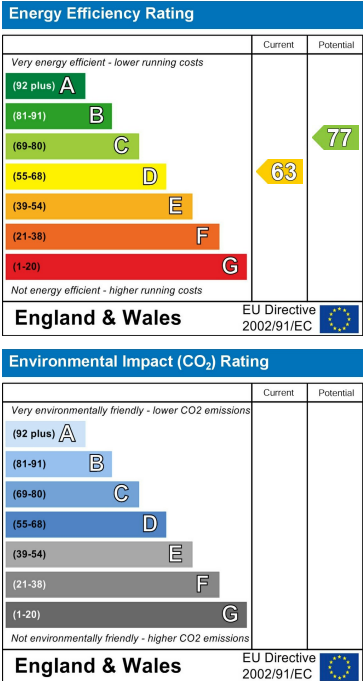
Floor Plan



Area Map



Energy Efficiency Graph



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