



**32 Castle Street, Maesteg, CF34 9YH**

**£85,000**

**INVESTMENT OPPORTUNITY!!**

Ferriers Estate Agents are pleased to offer for sale this two bedroom, terraced cottage in a convenient location. Within walking distance of transport links, Maesteg Town Centre with its supermarkets and an array of independent shops and food outlets. The accommodation briefly comprises:- entrance hallway, lounge, kitchen/diner and bathroom to the ground floor. Landing and two bedrooms to the first floor. The property further benefits from uPVC double glazing, gas central heating via combination boiler and a rear garden.

The property is in need of modernisation so whether you are a first-time buyer or looking to invest, this property presents a wonderful opportunity to create a home to suit your needs and match your style.

Do not miss the chance to view this charming cottage, where comfort and convenience await you.

Tenure = Freehold (TBC by a legal representative).

EPC Rating = D.

Council Tax Band = A.

## Ground Floor

### Entrance Hallway

Entry via uPVC double glazed door. Textured and coved ceiling, papered walls, fitted carpet, storage cupboard, door to:-

### Lounge 17'4" x 12'9" (5.3 x 3.9)



Textured and coved ceiling, textured and papered walls, fitted carpet, two radiators, uPVC double glazed window to front, coal effect gas fire set on a marble hearth, carpeted staircase leading to the first floor, door to:-

### Kitchen/Diner 12'1" x 8'10" (3.7 x 2.7)



Textured and coved ceiling, textured and tiled walls, vinyl flooring, uPVC double glazed window and door to rear, radiator, wall mounted gas combination boiler, a range of base units with a complementary work surface housing a stainless steel sink/drainage, door to:-

## Bathroom 12'1" x 6'6" (3.7 x 2.0)



Textured ceiling, skimmed and tiled walls, vinyl flooring, radiator, uPVC double glazed window with obscured glass to rear and a three piece suite comprising a panel bath, low level W.C. and pedestal wash hand basin.

## First Floor

### Landing

Textured ceiling and walls, fitted carpet and two doors off.

### Bedroom One 12'9" x 7'6" (3.9 x 2.3)



Textured ceiling, skimmed walls, fitted carpet, radiator and uPVC double glazed window to front.

### Bedroom Two 11'1" x 9'10" (3.4 x 3.0)



Textured ceiling, papered walls, fitted carpet, radiator, storage cupboard over stairwell and uPVC double glazed window to front.

## Outside

### Rear Garden

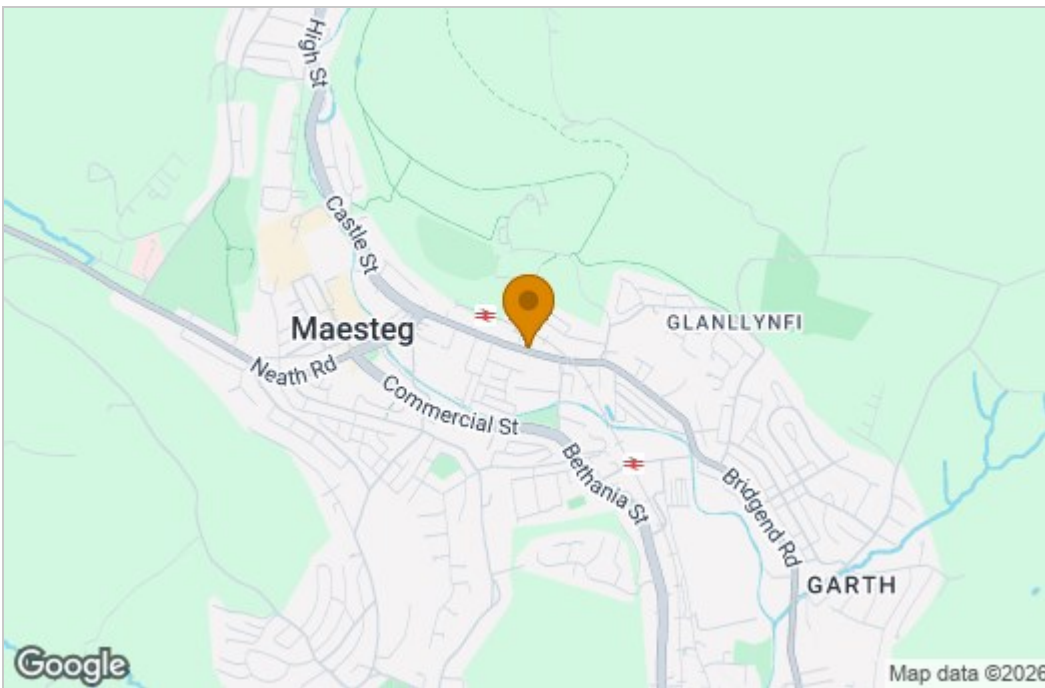


Area laid to concrete, a step up to a further area laid to lawn and concrete and a further sloped area laid to lawn with a selection of mature plants and shrubs.

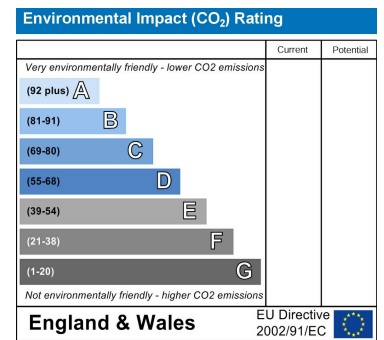
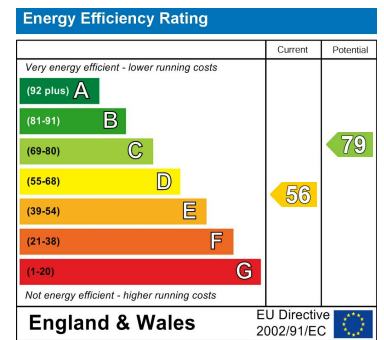
# Floor Plan



# Area Map



# Energy Efficiency Graph



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