



## 8 Plasnewydd Street, Maesteg, CF34 9UL

**£160,000**

Ferriers Estate Agents are delighted to bring to the market this three bedroom, mid terraced property. Plasnewydd Street is ideally located within the heart of Maesteg, a welcoming and well served community. Maesteg Train Station is just minutes away, offering excellent transport links to Bridgend & Cardiff, making it ideal for commuters. The high street provides everyday conveniences with a selection of local shops and eateries.

The property briefly comprises:- entrance porch, hallway, two reception rooms and a kitchen to the ground floor. Landing, three bedrooms and a family bathroom to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout and an enclosed, south facing rear garden. This property 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 uPVC double glazed door, skimmed and coved ceiling, skimmed walls, fitted carpet, glazed door leading into:-

### Hallway



Textured and coved ceiling, skimmed walls, tiled flooring, radiator, carpeted staircase leading to the first floor, door into:-

### Reception Room Two 13'1" x 12'5" (4.01 x 3.80)



Textured and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, under stairs storage cupboard, uPVC double glazed French doors to the rear providing access into the rear garden, door into the kitchen, opening into:-

### Reception Room One 11'5" x 10'2" (3.50 x 3.11)



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, inset bio ethanol media wall fireplace, uPVC double glazed window to the front.

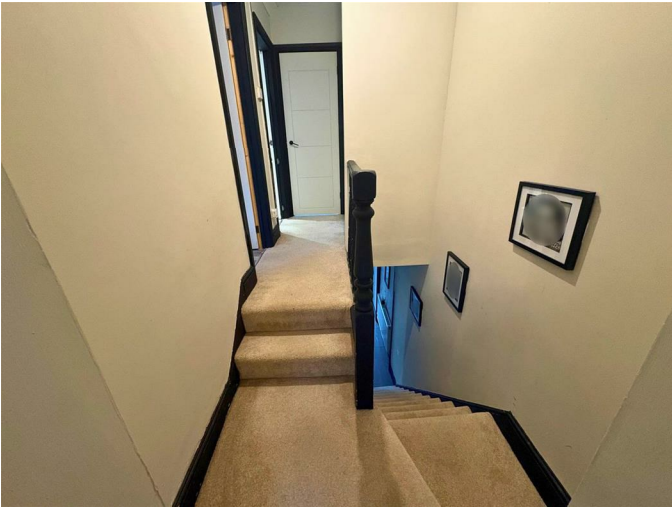
### Kitchen 8'11" x 10'2" (2.74 x 3.10)



Skimmed ceiling with spotlights, skimmed walls with tiled splash backs, tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a composite sink/drainage unit with mixer tap, integrated eye level oven and induction hob with angled extractor above, space and plumbing for a washing machine, space for a fridge/freezer, two uPVC double glazed windows - one to the side and one to the rear.

## First Floor

## Landing



Skimmed and coved ceiling, skimmed walls, fitted carpet, staircase leading to the loft room, four doors off:-

## Bathroom 9'1" x 8'7" (2.78 x 2.63)



Textured and coved ceiling, tiled walls, tiled flooring, vertical contemporary radiator, four piece suite comprising an inset double ended bath, walk-in shower cubicle, vanity wash hand basin and a low level W.C., wall mounted combination gas boiler, two uPVC double glazed windows with obscured glass - one to the side and one to the rear.

## Bedroom One 14'3" x 11'2" (4.35 x 3.42)



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

## Bedroom Two 10'9" x 8'6" (3.29 x 2.60)



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

### Bedroom Three 10'10" x 5'2" (3.32 x 1.60)



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

### Second Floor

#### Loft Room

Skimmed ceiling with spotlights, double glazed roof window to the front, potential to be utilised as a double bedroom / storage / office space / children playroom etc.

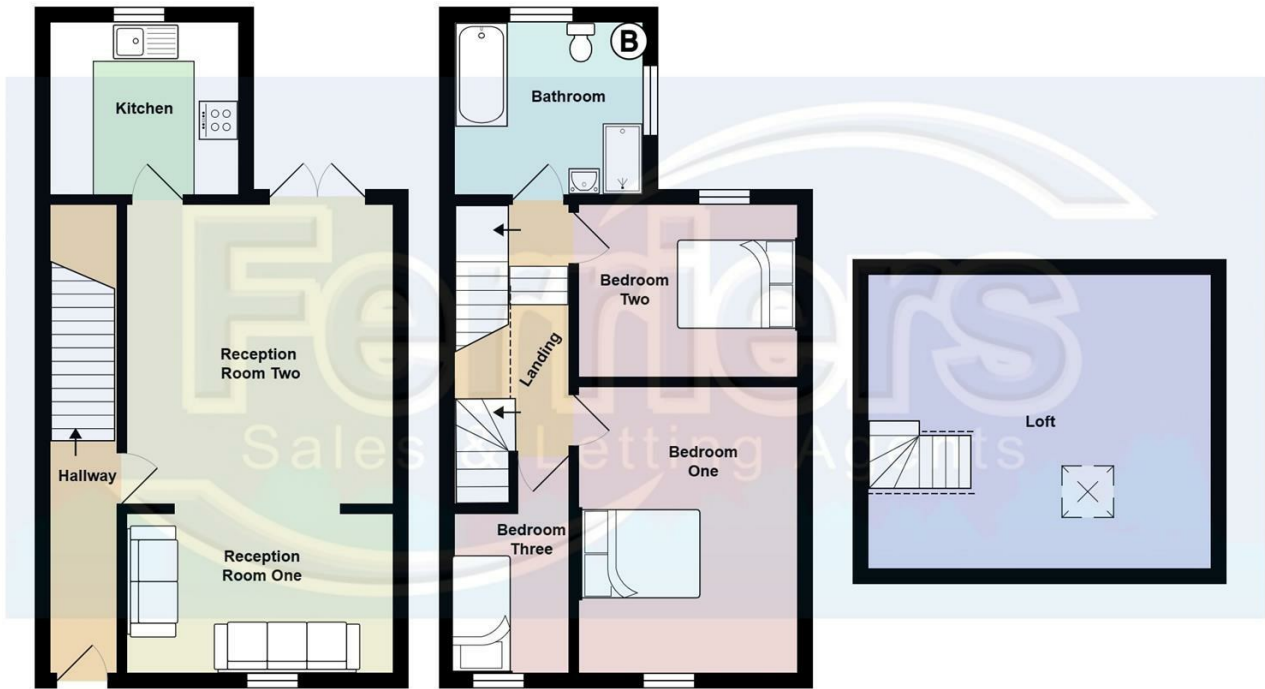
### Outside

#### Rear Garden

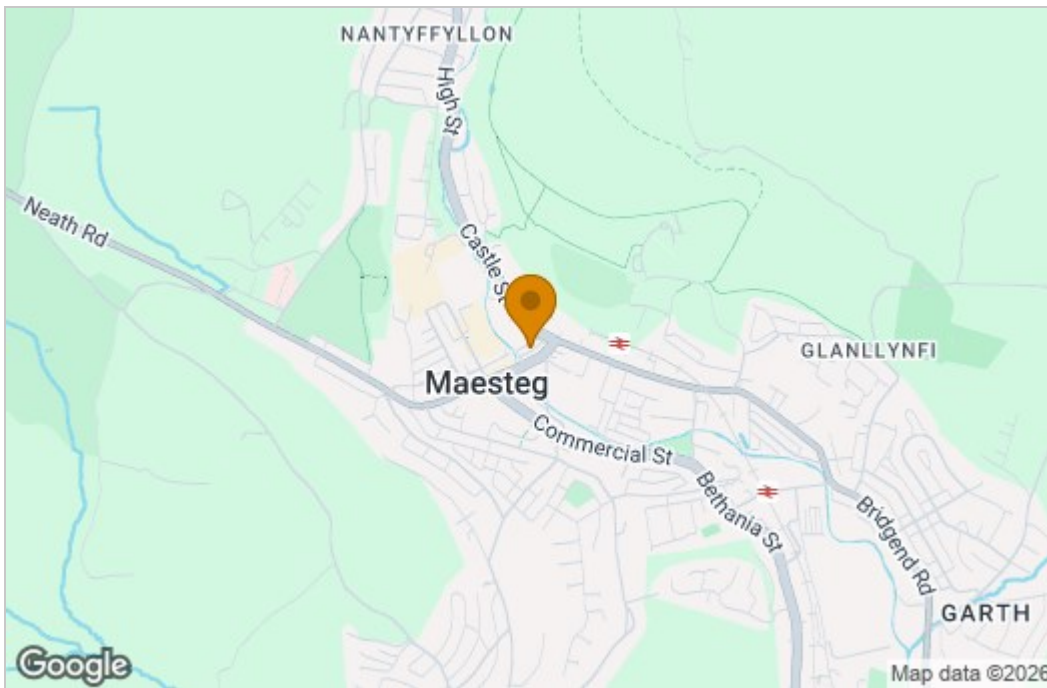


Enclosed rear garden. Patio area. Further patio area with wooden gate leading to rear lane access.

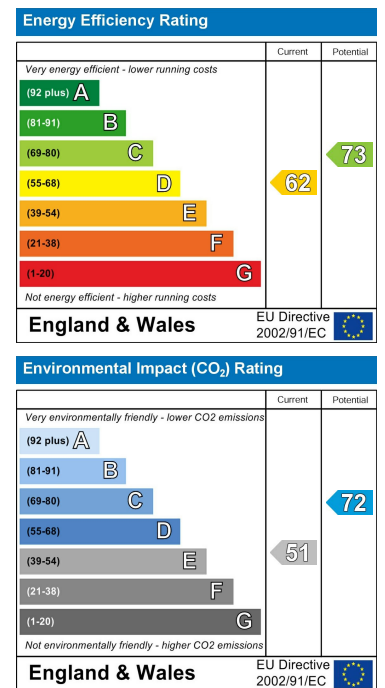
# Floor Plan



# Area Map



# Energy Efficiency Graph



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