



36 Golden Terrace, Maesteg, CF34 9BX

£159,950

Ferriers Estate Agents are delighted to offer For Sale this charming home in Golden Terrace, Maesteg. This delightful end terrace property presents an excellent opportunity for families and first-time buyers alike. The end terrace design offers added privacy and a sense of community, making it an ideal choice for those seeking a welcoming neighbourhood. The surrounding area is rich in local amenities, including shops, schools, and parks, ensuring that all essential services are within easy reach. The ground floor accommodation briefly comprises a hallway, a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones and a light and modern kitchen / diner, making the heart of this home a welcoming space to enjoy with friends and family.

The first floor accommodation briefly comprises a landing, three bedrooms and a well equipped bathroom with a contemporary four piece suite, ideal for a long soak after a tiring day.

The property further benefits from uPVC double glazing throughout, gas central heating via combination boiler, rear garden with side access. With its inviting layout and prime location, it is a wonderful opportunity to embrace a comfortable lifestyle in Maesteg. Do not miss the chance to make this charming residence your own.

Tenure = Freehold (TBC by a legal representative)

EPC = TBC

Council Tax Band = B

GROUND FLOOR

Entry via a composite door

Hallway



Skimmed ceiling and walls, tiled flooring, door into:

Lounge 22'11" x 15'1" (7 x 4.6)



Skimmed and decorative coved ceiling, skimmed walls, laminate flooring, two radiators, two uPVC double glazed windows to front and rear, coal effect gas fire set on a granite hearth and surround, carpeted stairs to the first floor, door into:

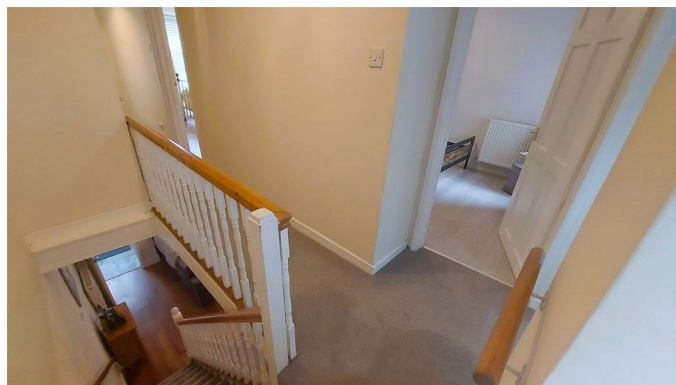
Kitchen / Diner 17'4" x 9'10" (5.3 x 3.00)



Skimmed ceiling with spotlights, skimmed and PVC panelled walls, a range of base and wall mounted units with a complementary worksurface housing a one and a half bowl ceramic sink drainer, integrated eye level double oven, ceramic hob with extractor over, space for dishwasher, washing machine, American fridge freezer and breakfast table, uPVC double glazed window and door to side, uPVC double glazed French doors to the rear.

FIRST FLOOR

Landing



Skimmed ceiling with loft access, skimmed walls, fitted carpet, storage cupboard, four doors off

Bedroom One 11'5" x 9'6" (3.5 x 2.9)



Skimmed ceiling and walls, wood effect laminate flooring, radiator, uPVC double glazed window to the front, fitted wardrobes

Bedroom Two 11'5" x 7'10" (3.5 x 2.4)



Skimmed ceiling and walls, wood effect laminate flooring, radiator, uPVC double glazed window to the rear, fitted wardrobes

Bedroom Three 7'10" x 5'2" (2.4 x 1.6)



Skimmed ceiling and walls, fitted carpet, radiator, storage cupboard, uPVC double glazed window to the front

Bathroom 17'4" x 6'6" (5.3 x 2.00)



Skimmed ceiling, PVC panelled walls, vinyl flooring, two radiators, two uPVC windows with obscured glass to rear and side, storage cupboard housing a gas combi boiler, four piece suite comprising: panelled bath, low level W.C. wash hand basin set on a large vanity unit with storage and shower cubicle.

OUTSIDE

Rear Garden

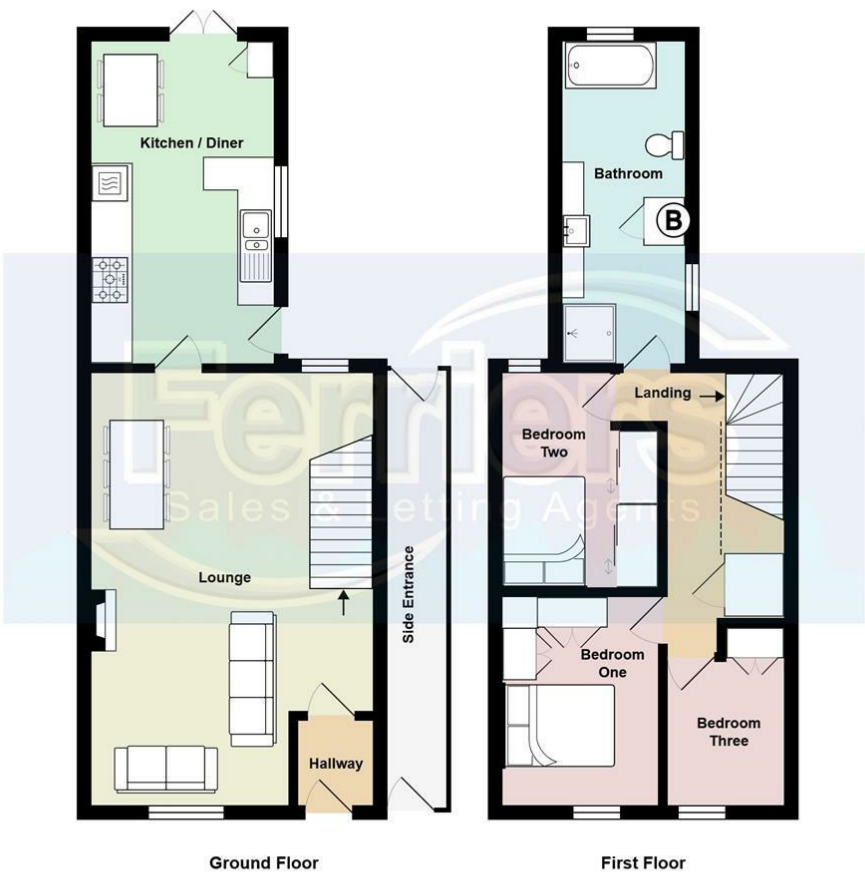


Path with wrought iron gates offering side access, two further areas laid with patio and decorative slate, shed to the rear, garden bordered with block walls.

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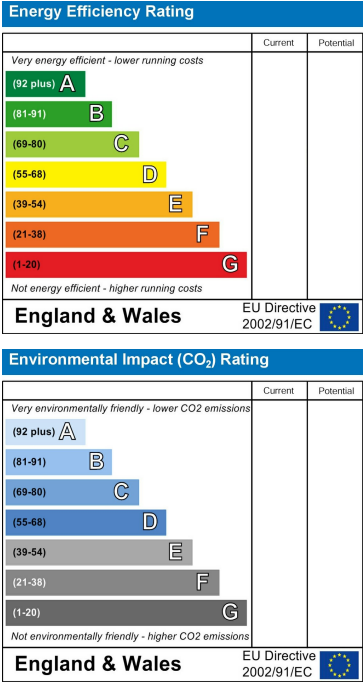
Floor Plan



Area Map



Energy Efficiency Graph



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