



5 Treharne Road, Maesteg, CF34 0PS

£115,000

We are delighted to present for sale this immaculately presented, two bedroom mid terraced property situated in Caerau, Maesteg.

The property is perfectly located for access to a local primary school and offers easy access to public transport links towards Maesteg and Port Talbot. The accommodation briefly comprises:- entrance hallway, reception room, kitchen and a utility room / cloakroom to the ground floor. Landing, two 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, low maintenance rear garden with a hard standing which has potential for off-road parking.

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

EPC Rating = D.

Council Tax Band = B.

Ground Floor

Entrance Hallway



Entry via a composite door, skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, carpeted staircase leading to the first floor, door into:-

Reception Room 20'9" x 12'0" (6.35 x 3.67)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, two radiators, under stairs storage cupboard, dual aspect - two uPVC double glazed windows to the front and rear, door into:-

Kitchen 11'1" x 8'8" (3.38 x 2.66)



Skimmed and coved ceiling with spotlights, skimmed walls with tiled splash backs, tiled flooring, vertical contemporary radiator, a range of base and wall units with complementary work surface housing a stainless steel sink/drainage unit with mixer tap, integrated appliances include an electric double oven, four ring gas hob with a chrome chimney style extractor above and a dishwasher, pull-out larder cupboard, spotlights beneath the wall units and LED lights in the kickboards, uPVC double glazed window to the side, uPVC double glazed door to the side providing access into the rear garden, door into:-

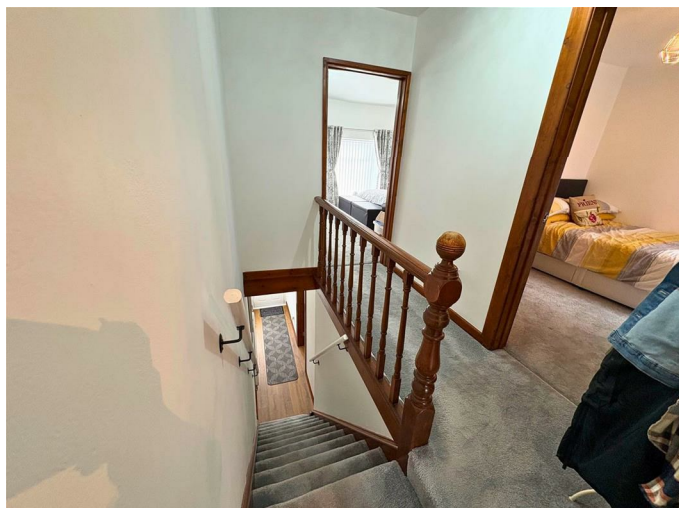
Cloakroom / Utility Area 9'6" x 2'9" (2.91 x 0.86)



Skimmed ceiling with spotlights, part skimmed and part tiled walls, tiled flooring, radiator, two piece suite comprising a pedestal wash hand basin and a low level W.C., space and plumbing for a washing machine and tumble dryer (on top of one another), uPVC double glazed window to the rear.

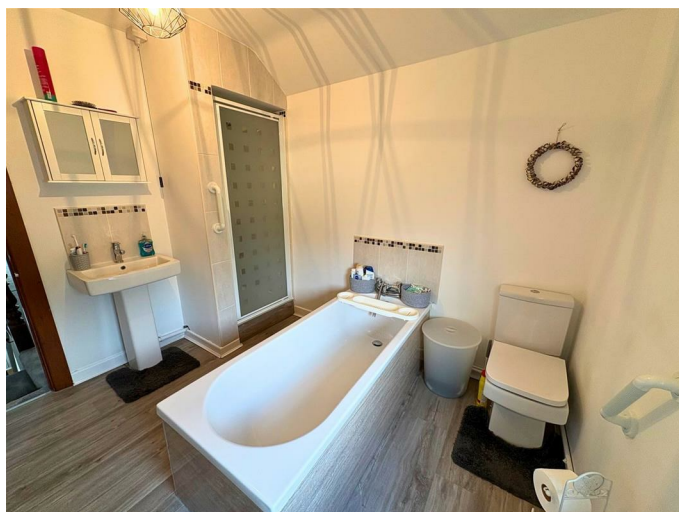
First Floor

Landing



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

Family Bathroom 9'8" x 8'9" (2.96 x 2.69)



Skimmed ceiling, skimmed walls with tiles to splash backs, waterproof wood effect laminate flooring, radiator, four piece suite comprising panelled bath, shower enclosure, pedestal wash hand basin and a low level W.C., wall mounted gas combination boiler, uPVC double glazed window with obscured glass to the rear.

Bedroom One 15'4" x 12'5" (4.69 x 3.79)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, two uPVC double glazed windows to the front.

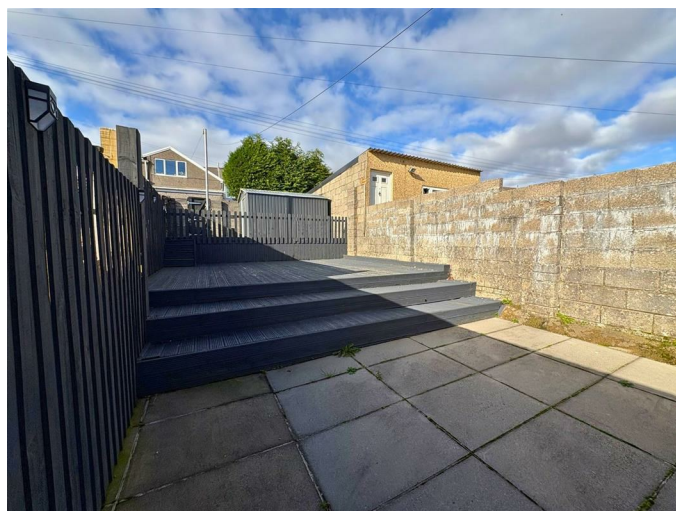
Bedroom Two 9'5" x 7'9" (2.88 x 2.38)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the rear.

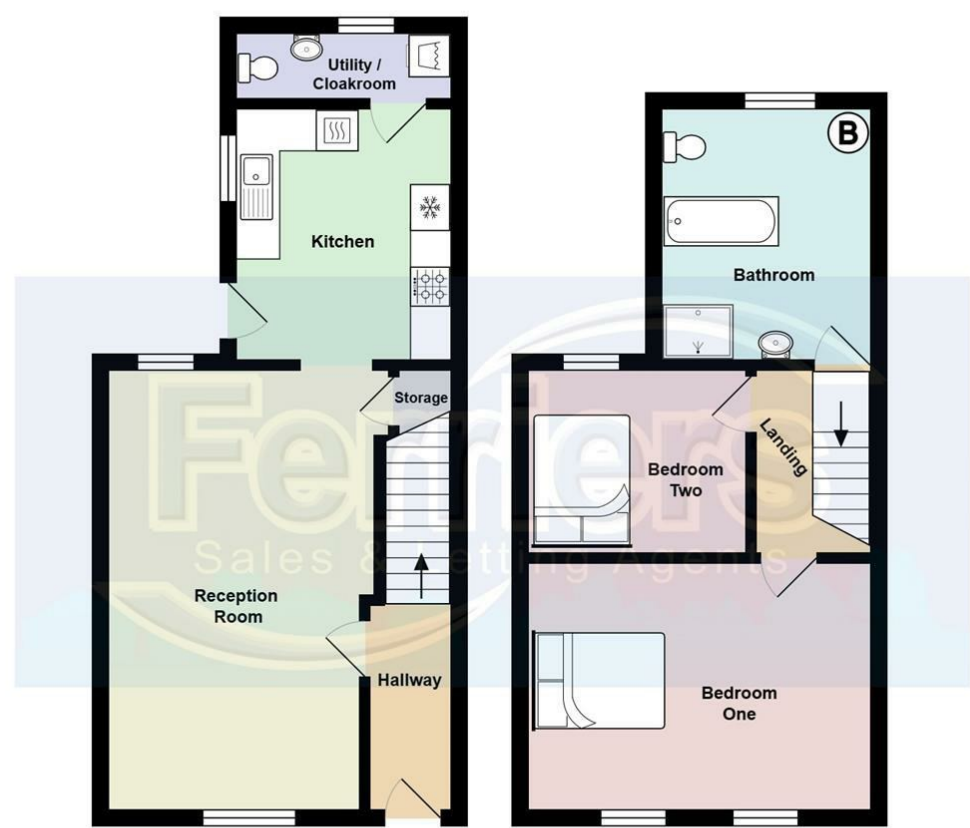
Outside

Rear Garden

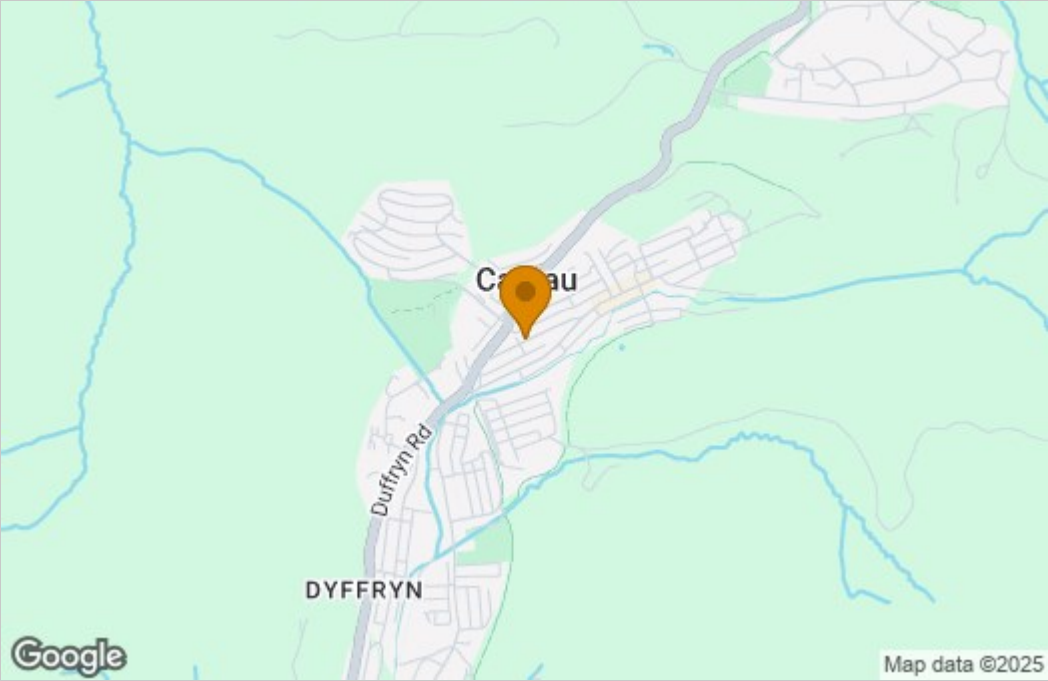


Area laid to concrete with steps leading up to a patio area, further large decked area - perfect for outdoor seating, hard standing to the rear of the garden with a wooden shed and a wooden pedestrian gate offering rear lane access, potential for off-road parking with the hard standing, bordered by block walls and wood panelled fencing.

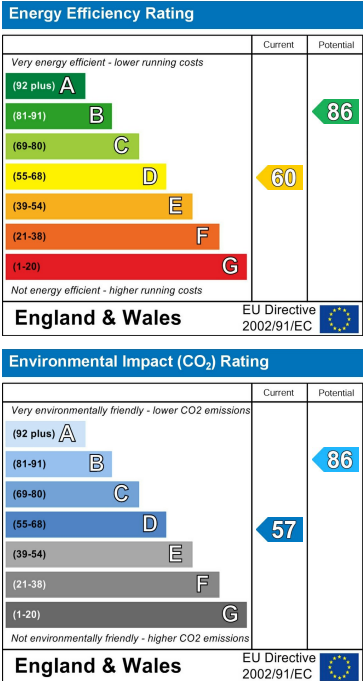
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.