



## 38 Picton Street, Maesteg, CF34 0HG

### Offers In The Region Of £135,000

Ferriers are pleased to offer this larger than average three bedroom terraced property in Nantffyllon. Conveniently located for access to primary and secondary school, local amenities and public transport links.

The accommodation briefly comprises a hallway, lounge/diner, open plan kitchen, utility room and cloakroom to the ground floor, Landing, three well-proportioned bedrooms and bathroom to the first floor. The property further benefits from uPVC double glazing throughout, gas central heating via a combination boiler, front and rear gardens and garage to rear. This property is ideal for families or those seeking extra space.

The surrounding area boasts a friendly community feel, with local amenities and beautiful countryside nearby, making it an excellent choice for those who appreciate both tranquillity and accessibility.

This property presents a wonderful opportunity for anyone looking to settle in a peaceful yet vibrant location. With its spacious layout and practical features, it is sure to appeal to a variety of buyers. Do not miss the chance to make this charming house your new home.

Tenure = Freehold (TBC by a legal representative).

EPC = D.

Council Tax Band = B.

## Ground Floor

### Entrance Hall



Entry via a uPVC double glazed door, textured and coved ceiling, skinned walls, wood effect vinyl flooring, radiator, carpeted staircase leading to the first floor, door into:-

### Reception Room 21'10" x 13'8" (6.68 x 4.17)



Skinned and coved ceiling, skinned and papered walls, wood effect laminate flooring, radiator, under stairs storage cupboard, uPVC double glazed window to the front, archway opening into:

### Kitchen / Breakfast Room 11'10" x 9'6" (3.63 x 2.92)



Textured and coved ceiling, skinned walls with tiled splash backs, ceramic tiled flooring, radiator, breakfast bar, a range of wall and base units with complementary work surface housing a ceramic one and a half bowl sink/drainer with stainless steel mixer tap, integrated electric oven and four ring gas hob, space for a fridge/freezer, uPVC double glazed window to the rear, uPVC double glazed door to the rear providing access into the rear garden, door into:-

### Utility Room 7'6" x 6'0" (2.29 x 1.83)



Skinned ceiling, skinned walls, tile effect laminate flooring, radiator, space for washing machine and freezer, door into:-

## W.C.



Skimmed ceiling, skimmed walls, tile effect laminate flooring, low level W.C., wall mounted gas combination boiler, uPVC double glazed window with obscured glass to the rear.

## First Floor

### Landing



Textured and coved ceiling with loft access, skimmed walls, fitted carpet, four doors off:-

## Bathroom 11'1" x 6'5" (3.40 x 1.96)



Skimmed and coved ceiling, skimmed walls with tiles inside the bath/shower area, wood effect laminate flooring, radiator, three piece suite comprising a panel bath with shower over and glass privacy screen, pedestal wash hand basin and a low level W.C., uPVC double glazed window to the rear.

## Bedroom One



Textured and coved ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the rear.

Bedroom Two 15'10" x 10'2" (4.85 x 3.12)



Skimmed and coved ceiling, skinned walls, fitted carpet, radiator, uPVC double glazed window to the front.

Bedroom Three 10'11" x 6'11" (3.33 x 2.11)



Skimmed and coved ceiling, papered walls, fitted carpet, radiator, uPVC double glazed window to the front.

Outside

Front Forecourt



Forecourt laid to lawn, steps leading up to the property entrance, bordered with block walls.

Rear Garden

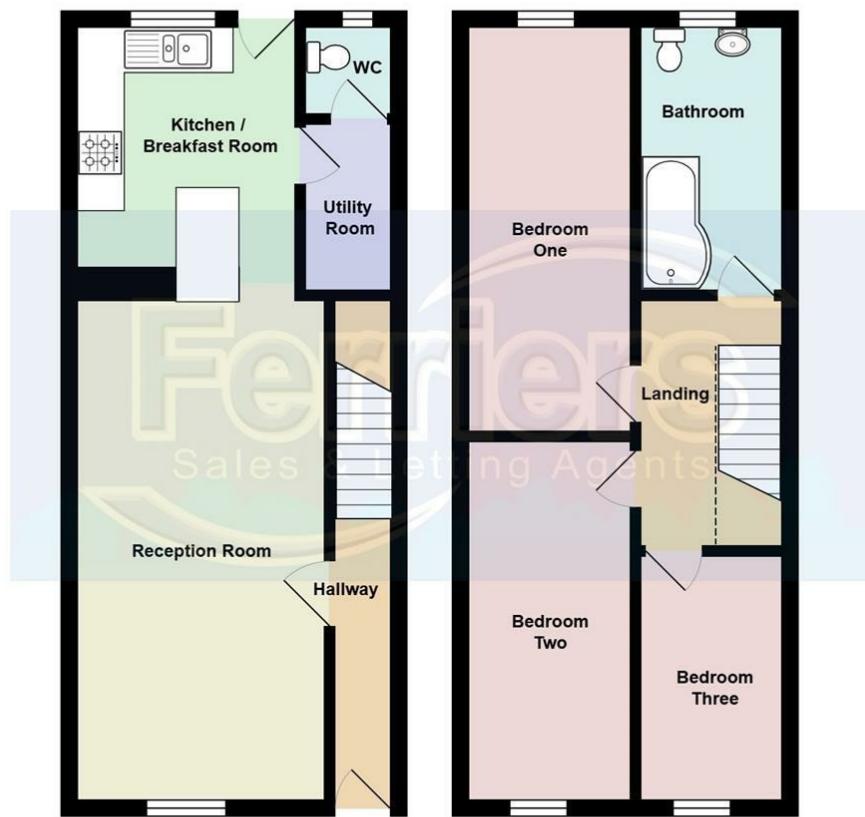


Concrete area. Steps leading up to tiered garden, first tier decked, second and third lawned. Rear lane access.

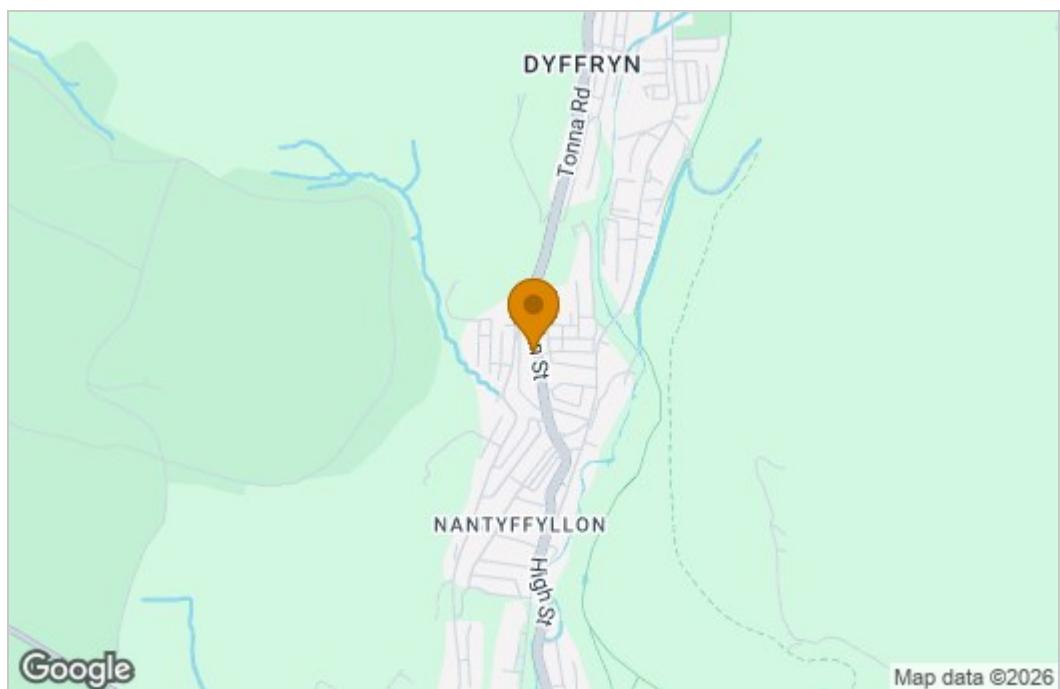
Garage

To the rear of property.

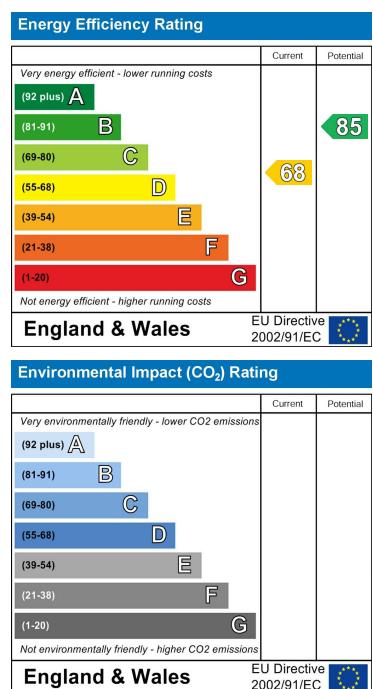
## Floor Plan



## Area Map



## Energy Efficiency Graph



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