

### 3 Victoria Street, Maesteg, CF34 0YP

**Offers Over £140,000**

Ferriers Estate Agents are pleased to bring to the market this immaculately presented property for sale. Spread across three floors, this attractive stone fronted period family home is beautifully presented throughout and offers spacious, modern living accommodation to include three bedrooms. Nestled in a sought after residential street within easy reach of the town centre, local amenities, schools and commuting links.

The property briefly comprises:- entrance hallway, a large reception room and a W.C. to the ground floor. Kitchen / diner, utility room and a family bathroom to the lower ground floor. Landing and three bedrooms 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 rear lane access - private and ideal for families. This is a truly fantastic family home in a well connected location, clean, move in ready and offering everything needed for comfortable modern living.

Tenure = Freehold (to be confirmed by a legal representative).  
EPC Rating = D.  
Council Tax Band = A.

## Ground Floor

### Entrance Hallway



Entry via a uPVC double glazed door, skimmed ceiling with spotlights, skimmed walls, wood effect laminate flooring, carpeted staircase leading to the first floor, door into:-

### Lounge / Diner 22'2" x 12'2" (6.78 x 3.73)



Skimmed ceiling with spotlights, skimmed walls, fitted carpet, two radiators, dual aspect - two uPVC double glazed windows to the front and rear, door into:-

### Ground Floor Landing

Skimmed ceiling with spotlight, skimmed walls, fitted carpet, carpeted staircase leading to the lower ground floor, door into:-

### Cloakroom 4'3" x 2'10" (1.31 x 0.87)



Skimmed ceiling, skimmed and tiled walls, wood effect laminate flooring, radiator, two piece suite comprising a wall mounted wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

### Lower Ground Floor

### Kitchen / Diner 14'9" x 12'3" (4.50 x 3.74)



Skimmed ceiling with spotlights, skimmed walls with tiled splashbacks, wood effect laminate flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl ceramic sink/drainer with stainless steel mixer tap, integrated appliances include an electric oven and four ring gas hob with chrome chimney style extractor above, built-in breakfast bar with room for bar stool seating, under stairs storage cupboard, uPVC double glazed window to the rear, uPVC double glazed door to the rear providing access into the rear garden, door into:-

### Utility Room 6'7" x 6'0" (2.02 x 1.83)



Skimmed ceiling, skimmed walls with tiled splashbacks, wood effect laminate flooring, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage with mixer tap, space and plumbing for a washing machine, tumble dryer & a fridge freezer, wall mounted gas combination boiler, uPVC double glazed window with obscured glass to the front, door into:-

### Bathroom 8'3" x 8'1" (2.52 x 2.48)



Skimmed ceiling with spotlights, skimmed and tiled walls, wood effect laminate flooring, radiator, three piece suite comprising a panel bath with dual rainfall shower over and glass privacy screen, vanity wash hand basin and a low level W.C. with concealed cistern, airing cupboard, uPVC double glazed window with obscured glass to the front.

### First Floor

### First Floor Landing



Skimmed ceiling, skimmed walls, fitted carpet, uPVC double glazed window to the rear, three doors off:-

### Bedroom One 12'10" x 7'10" (3.92 x 2.39)



Skimmed ceiling, skimmed walls with feature wooden panelling, fitted carpet, radiator, uPVC double glazed window to the front.

### Bedroom Two 9'10" x 8'9" (3.01 x 2.69)



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

### Bedroom Three 9'10" x 7'6" (3 x 2.31)



Skimmed ceiling with loft access, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the front.

### Outside

#### Rear Garden



Garden laid to lawn with a centre pathway laid with decorative chippings leading to the bottom tier of the garden, wooden pedestrian gate providing rear lane access, bordered with block walls.

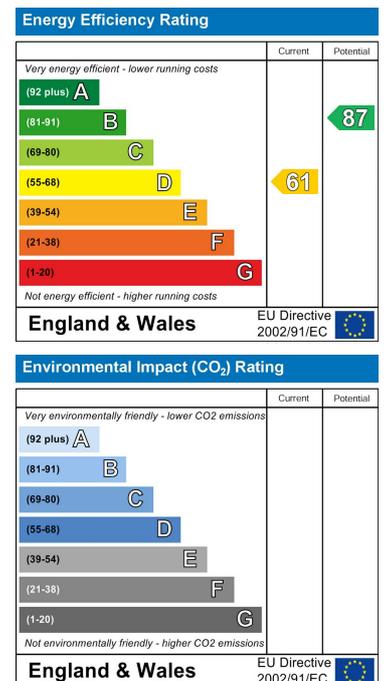
# Floor Plan



# Area Map



# Energy Efficiency Graph



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