



70 Castle Street, Maesteg, CF34 9YL

£65,000

Set in the heart of Maesteg, this charming one bedroom studio sits just a stones throw away from the town centre. Just steps away from shops, dining, and public transport, this studio offers the ideal balance between urban convenience and the peaceful, homely atmosphere of Maesteg.

Upon entry, you're welcomed into the entrance hallway which then leads into the open plan lounge / kitchen area. The room benefits from plenty of natural light, creating a warm, inviting ambiance. The open plan kitchen provides generous storage and features integrated appliances.

The main bedroom is thoughtfully designed to comfortably fit a double bed, leaving space for a bedside table and some additional bedroom furniture. Its spacious layout provides a relaxing retreat, perfect for unwinding.

The shower room is fitted with a convenient shower cubicle with dual rainfall shower heads and a space saving, close coupled W.C. with built in wash hand basin.

Sold with no on-going chain and would make an ideal home for a single professional / couple or as an investment to add to your portfolio!

PLEASE NOTE: CASH BUYERS ONLY. DUE TO THE PROPERTY BEING LESS THAN 30sq metres, IT IS UNLIKELY THAT A MORTGAGE WOULD BE AVAILABLE ON THIS PROPERTY.

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

EPC Rating = D.

Council Tax Band = A.

Entrance Hallway 10'7" x 2'9" (3.23 x 0.84)



Entry via a uPVC double glazed door, skinned ceiling, skinned walls, wood effect laminate flooring, radiator, opening into the open plan lounge / kitchen, door into:-

Bedroom 10'7" x 7'0" (3.23 x 2.15)



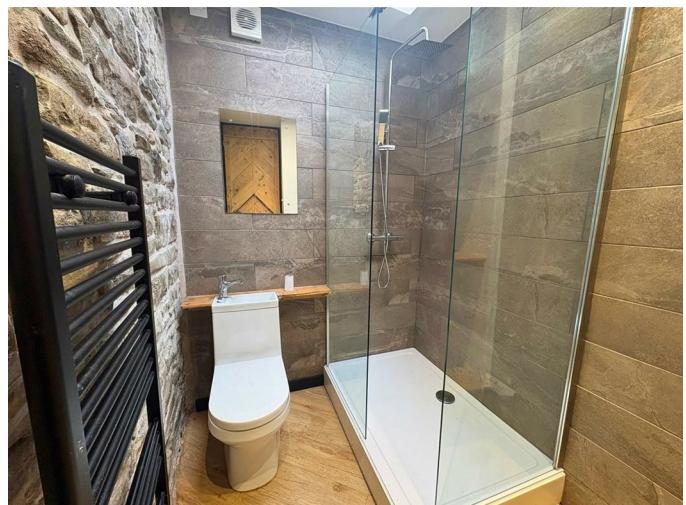
Skinned ceiling, skinned walls, wood effect laminate flooring, radiator, uPVC double glazed window with obscured glass to the rear.

Open Plan Lounge / Kitchen 14'7" x 10'2" (4.46 x 3.12)



Vaulted skinned ceiling with two uPVC roof lights, skinned walls with stone feature wall, wood effect laminate flooring, column radiator, a range of base and wall mounted units with a complementary work surface housing a ceramic sink/drainer with stainless steel mixer tap, integrated appliances include an electric oven with an induction hob and a chrome extractor hood above, space and plumbing for a washer dryer, space for an under counter fridge / freezer, storage cupboard housing the gas combination boiler, uPVC double glazed window to the front, door into:-

Shower Room 7'4" x 5'2" (2.24 x 1.58)

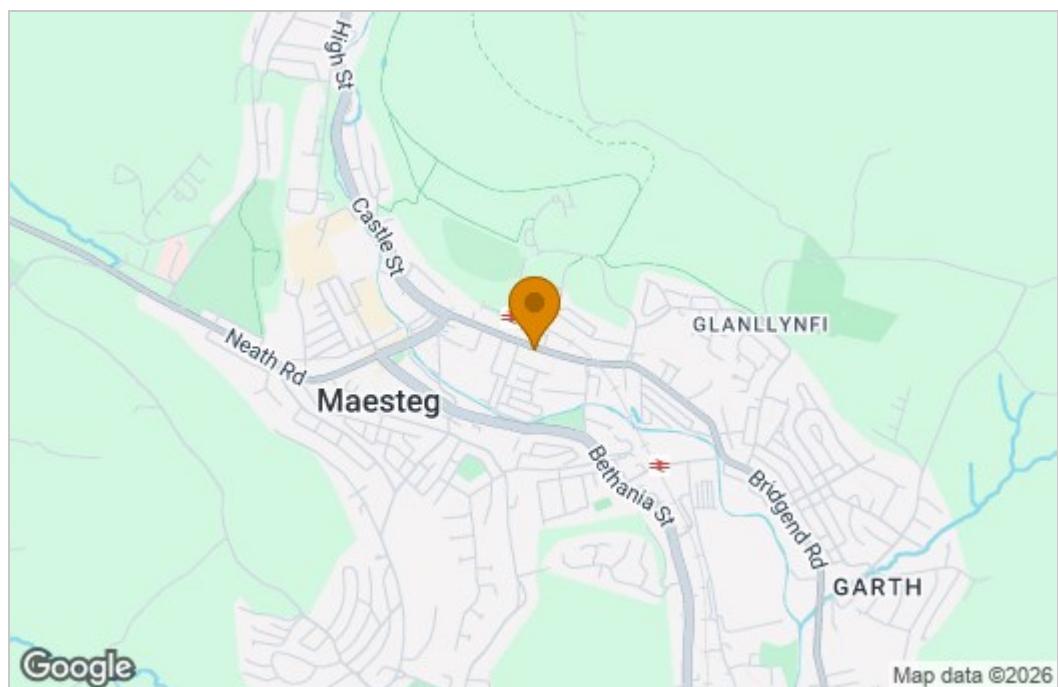


Skinned ceiling with spotlights and skylight, skinned and tiled walls with stone feature wall, wood effect laminate flooring, ceramic heated towel rail, two piece suite comprising a double shower cubicle with dual rainfall shower head and glass privacy screen and a 2-in-1 close coupled W.C. with wash hand basin, wall mounted wooden shelving for storage.

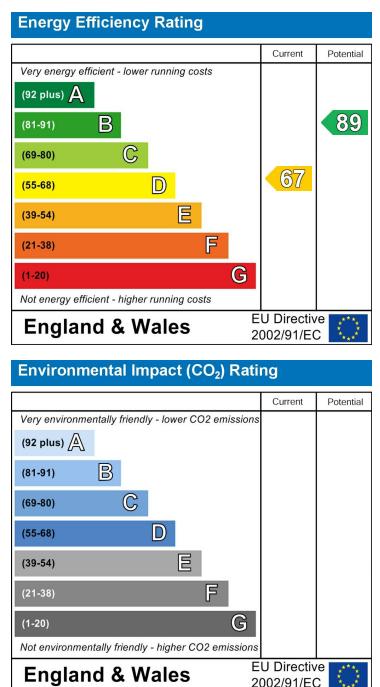
Floor Plan



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.