



**15 Caerau Road, Maesteg, CF34 0PB**

**£750**

Ferriers Estate Agents are pleased to offer this three bedroom mid terraced property in the heart of Caerau, within easy reach of local primary school, shops and public transport links. The accommodation briefly comprises entrance porch, hallway, two reception rooms, kitchen, rear hallway and shower room to the ground floor. Landing and three bedrooms to the first floor. The property further benefits from Upvc double glazing, gas central heating and enclosed rear garden.

## Ground Floor

### Porch

Entry via a hardwood door, textured and coved ceiling, textured walls, tiled flooring and door to:

### Hallway

Textured and coved ceiling, textured walls, wood effect laminate flooring, radiator, carpeted stairs to first floor and door to:

### Reception Room One 12'1" x 11'5" (3.7 x 3.5)



Textured and coved ceiling, papered walls, wood effect laminate flooring, radiator, marble hearth with wooden mantle over, Upvc double glazed window to rear, opening to kitchen and open to:

### Reception Room Two 11'5" x 8'10" (3.5 x 2.7)



Skimmed ceiling and walls, wood effect laminate flooring, radiator and Upvc double glazed window to front.

### Kitchen 9'10" x 9'10" (3.0 x 3.0)



Skimmed ceiling, skimmed and tiled walls, tiled floor, radiator, Upvc double glazed window to side, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drain, freestanding cooker, space for fridge freezer and door to:

### Rear Hallway

Skimmed ceiling and walls, tiled floor, space and plumbing for washing machine, wall mounted gas combination boiler, Upvc double glazed door to side and door to:

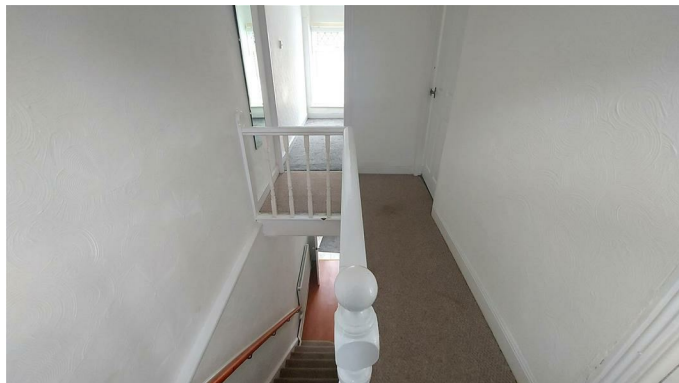
### Shower Room 8'6" x 6'2" (2.6 x 1.9)



Textured and coved ceiling, tiled walls and floor, chrome towel rail radiator, Upvc double glazed window with obscured glass to rear, a three piece suite comprising a shower cubicle, low level W.C and wash hand basin set on a vanity unit.

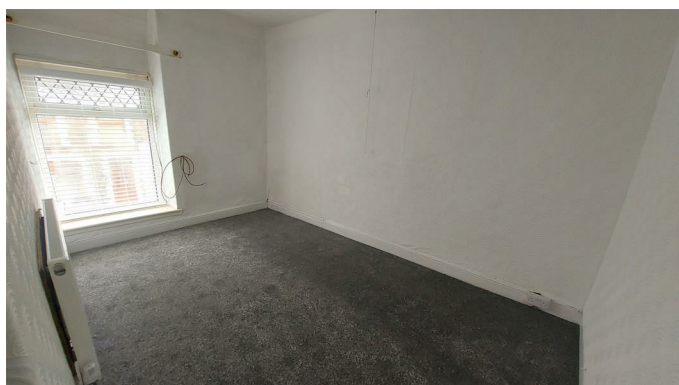
## First Floor

## Landing



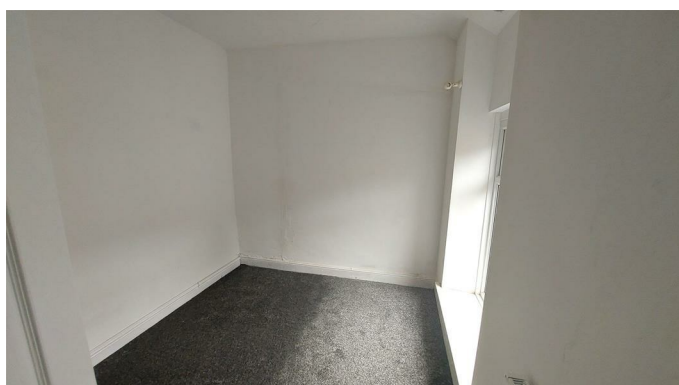
Textured ceiling with loft access, textured walls, fitted carpet, Upvc double glazed window to rear and three doors off.

## Bedroom One 12'9" x 8'2" (3.9 x 2.5)



Textured ceiling, papered walls, radiator and Upvc double glazed window to front.

## Bedroom Two 10'5" x 7'10" (3.2 x 2.4)



Textured ceiling, papered walls, radiator and Upvc double glazed window to rear.

## Bedroom Three 9'6" x 7'6" (2.9 x 2.3)



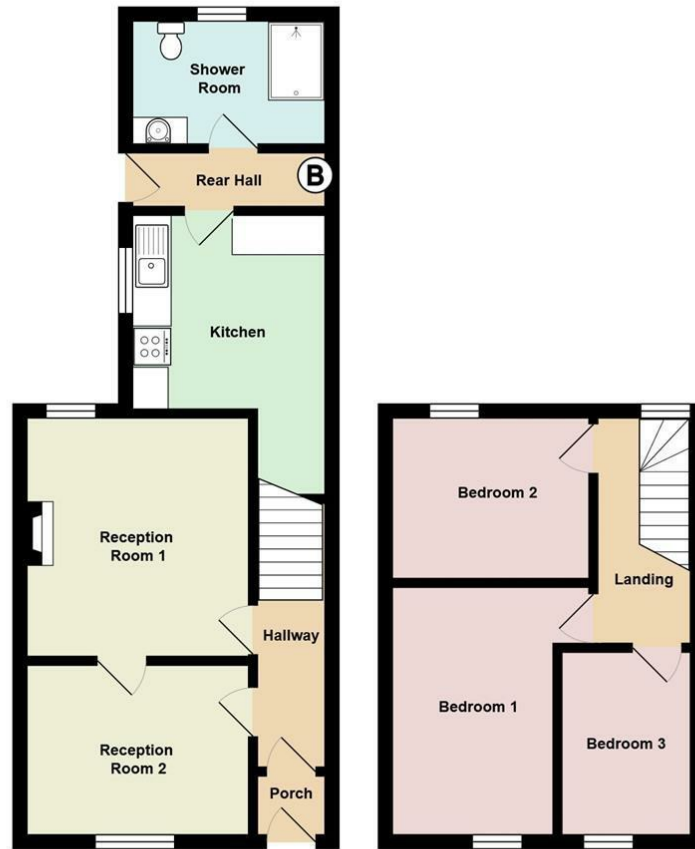
Papered ceiling and walls, radiator and Upvc double glazed window to front.

## Outside

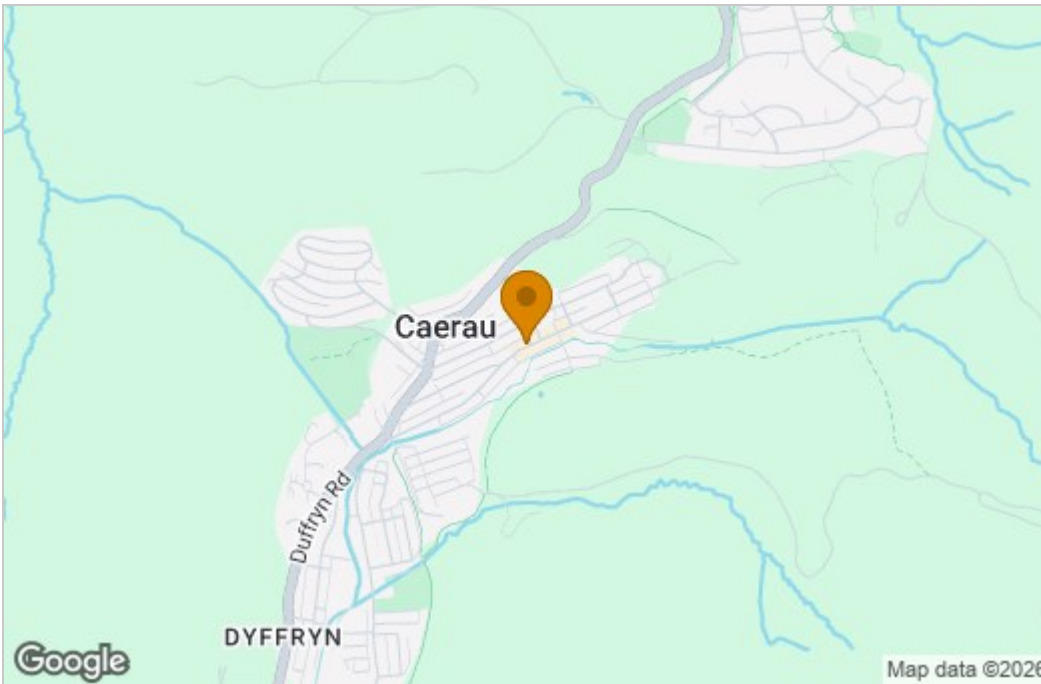
### Rear Garden

Area laid to concrete, steps lead to a further patio area and shed, bordered with block walls and a gate offering rear lane access.

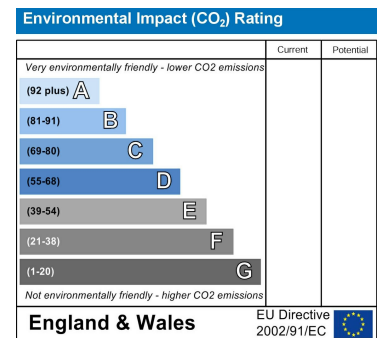
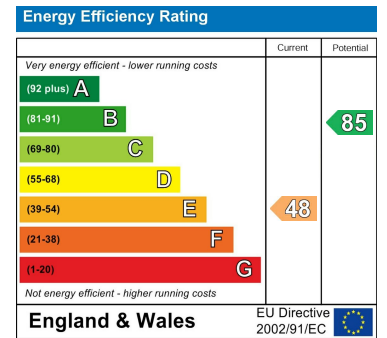
# Floor Plan



# Area Map



# Energy Efficiency Graph



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