Ferriers
Sales & Letting Agents

4 The Kingsleys, Maesteg, CF34 0TD

£99,950

We are pleased to offer For Sale this delightful mid-link property, ideal for first time buyers or buy to let investors. Located in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an ideal choice for families or anyone looking to enjoy the community spirit of Maesteg.

The accommodation briefly comprises a lounge and kitchen to the ground floor. Landing, two bedrooms and bathroom to the first floor. The property further benefits from uPVC double glazing, gas central heating via combination boiler, front forecourt and an enclosed rear garden.

Tenure = Freehold (TBC by a legal representative)

EPC = D

Council Tax Band = B

GROUND FLOOR

Lounge 17'4" x 12'1" (5.3 x 3.7)

Entry via uPVC double glazed door. Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to front, carpeted stairs to first floor and door to:

Kitchen 12'1" x 7'2" (3.7 x 2.2)

Skimmed ceiling, skimmed and tiled walls, tiled flooring, A range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainer, wall mounted gas combination boiler, integrated oven, hob and extractor, space for washing machine and fridge freezer, radiator, uPVC double glazed window and door to rear.

FIRST FLOOR

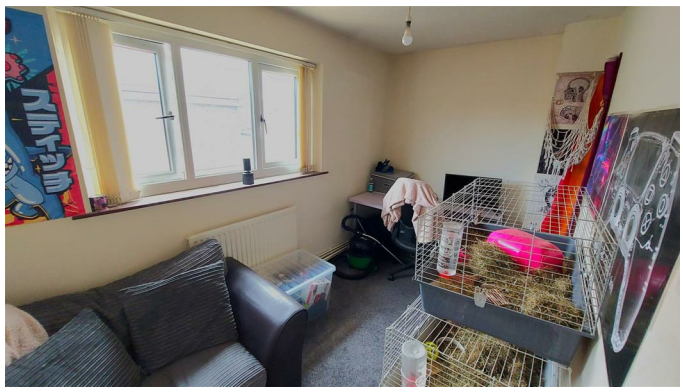
Landing

Skimmed ceiling and walls, fitted carpet and three doors off.

Bedroom One 12'1" x 9'2" (3.7 x 2.8)

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

Bedroom Two 12'1" x 7'2" (3.7 x 2.2)



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

Bathroom 8'10" x 4'7" (2.7 x 1.4)

Skimmed ceiling, skimmed and tiled walls, tile effect vinyl flooring, radiator, a three piece suite comprising a panel bath with shower over, low level W.C and pedestal wash hand basin.

OUTSIDE

Front Forecourt

An area laid to concrete, bordered with block walls.

Rear Garden

Area laid to patio, wooden shed, bordered with wood panelled fencing.

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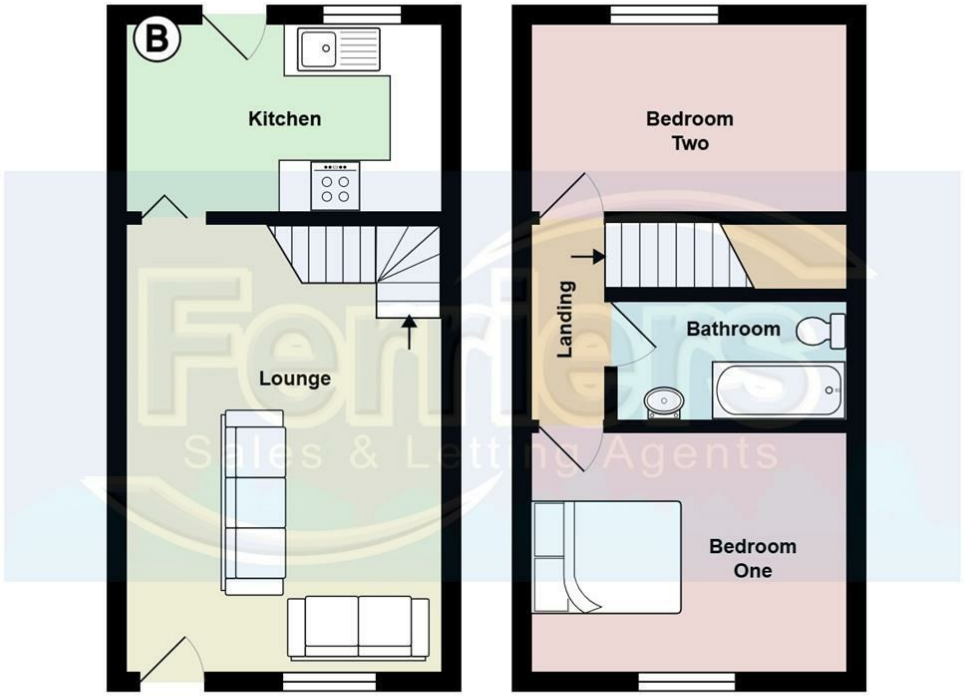
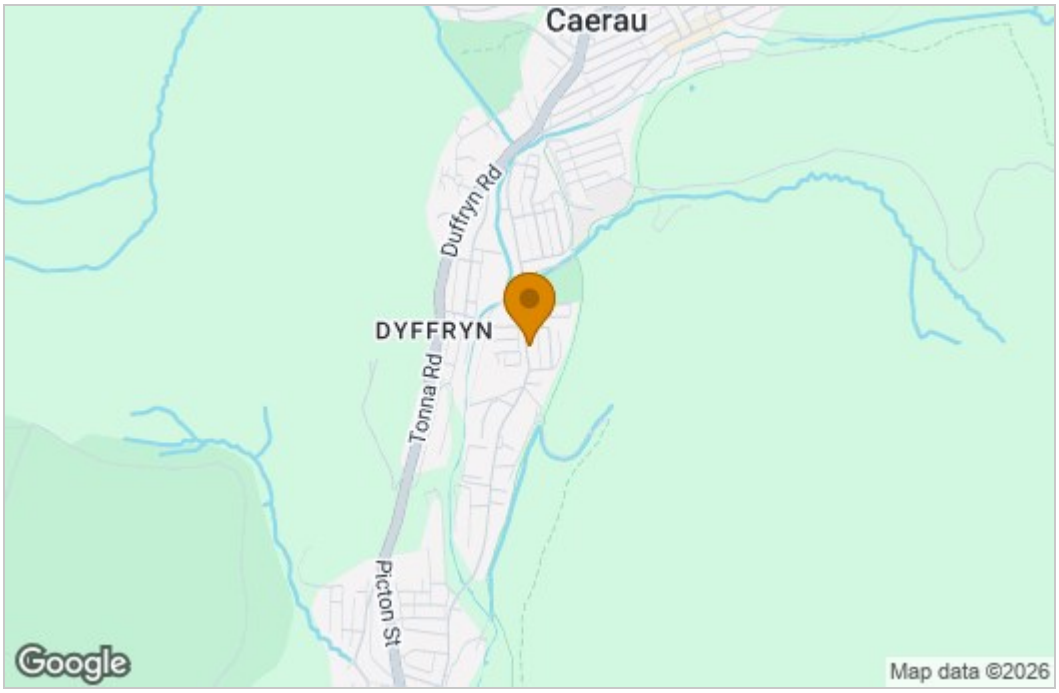
Floor Plan

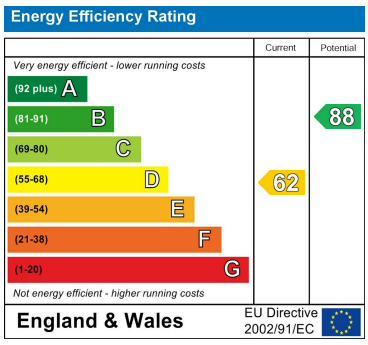


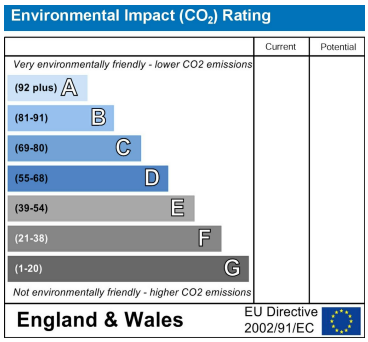
Ground Floor First Floor

Area Map



Energy Efficiency Graph





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