



58 Treharne Road, Maesteg, CF34 0PT

£75,000

Ferriers Estate Agents are delighted to offer for sale this three bedroom terraced property in the heart of Caerau. Offering easy access to local amenities, primary & secondary schools and public transport links. The accommodation briefly comprises:- entrance porch, hallway, lounge / diner and kitchen to the ground floor. Landing, three bedrooms and a wet room to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing and an enclosed rear garden. This property is being sold with no on-going chain and would make an ideal investment opportunity!

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

EPC Rating = D.

Council Tax Band = B.

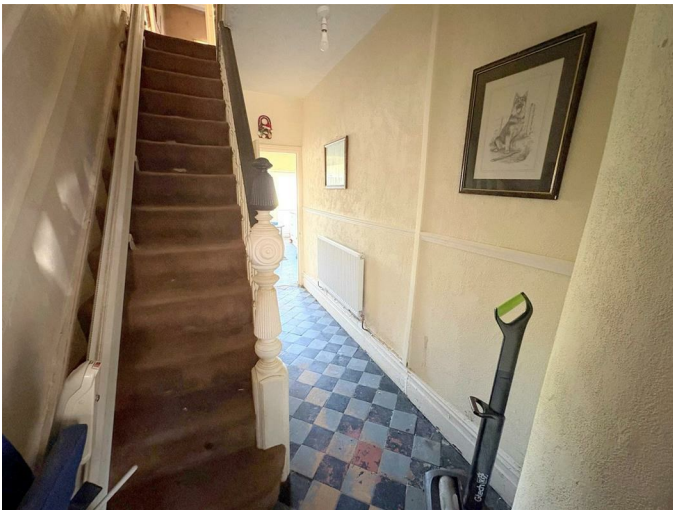
Ground Floor

Entrance Porch



Entry via a uPVC double glazed door, skimmed ceiling, skimmed and papered walls, tiled flooring, door into:-

Hallway



Textured ceiling, textured walls with dado rail, tiled flooring, radiator, carpeted stairs to the first floor, under stairs storage cupboard, door into the kitchen, door into:-

Lounge 21'7" x 11'11" (6.59 x 3.64)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, two radiators, dual aspect - two uPVC double glazed windows to the front and rear.

Kitchen 13'5" x 9'10" (4.09 x 3.01)



Textured and coved ceiling, skimmed and tiled walls, tile effect vinyl flooring, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drain, space and plumbing for a washing machine and tumble dryer, space for a gas cooker and fridge/freezer, dual aspect - two uPVC double glazed windows to the side and rear, uPVC double glazed door to the rear providing access into the rear garden.

First Floor

Landing



Textured ceiling with loft access, textured walls with dado rail, fitted carpet, four doors off:-

Bedroom One 16'4" x 10'1" (4.98 x 3.08)



Textured ceiling, papered walls, wood effect laminate flooring, radiator, two uPVC double glazed windows to the front.

Bedroom Two 12'7" x 10'6" (3.85 x 3.21)



Textured ceiling, skimmed walls with dado rail, fitted

carpet, radiator, uPVC double glazed window to the rear.

Bedroom Three 10'3" x 6'0" (3.14 x 1.85)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the rear.

Wet Room 6'9" x 5'10" (2.07 x 1.79)



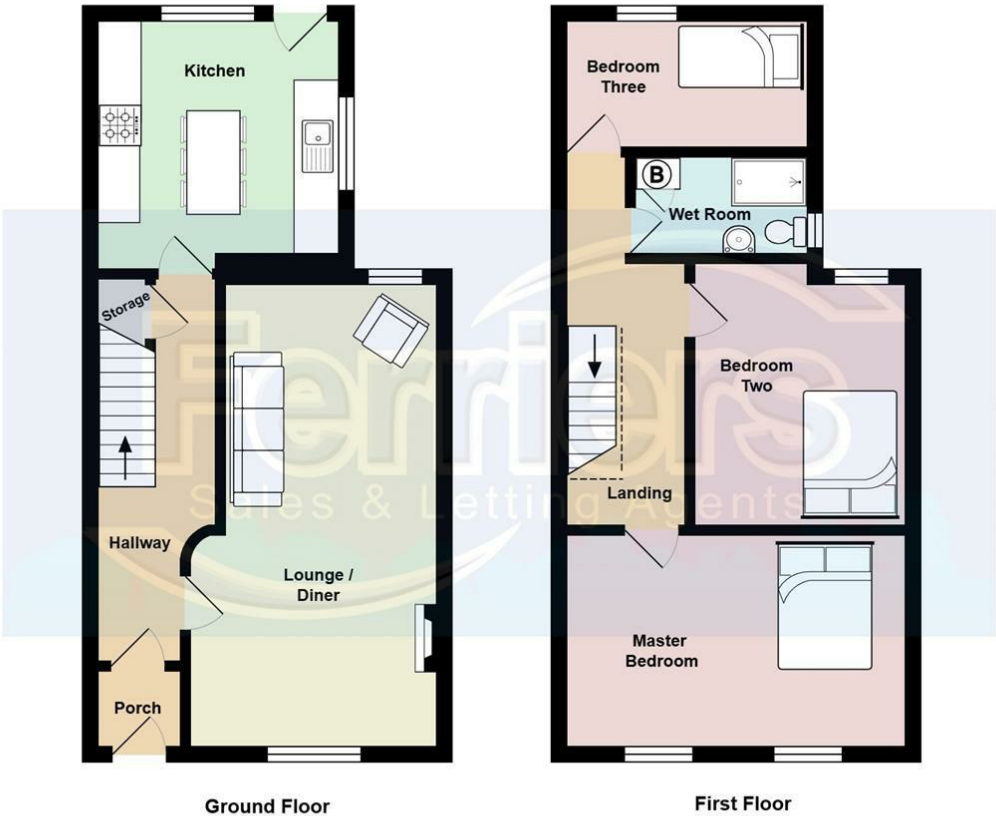
Skimmed ceiling, tiled walls, vinyl flooring, radiator, three piece suite comprising a wet room style walk-in shower, wall mounted wash hand basin and a low level W.C., storage cupboard housing the gas combination boiler, uPVC double glazed window with obscured glass to the side.

Outside

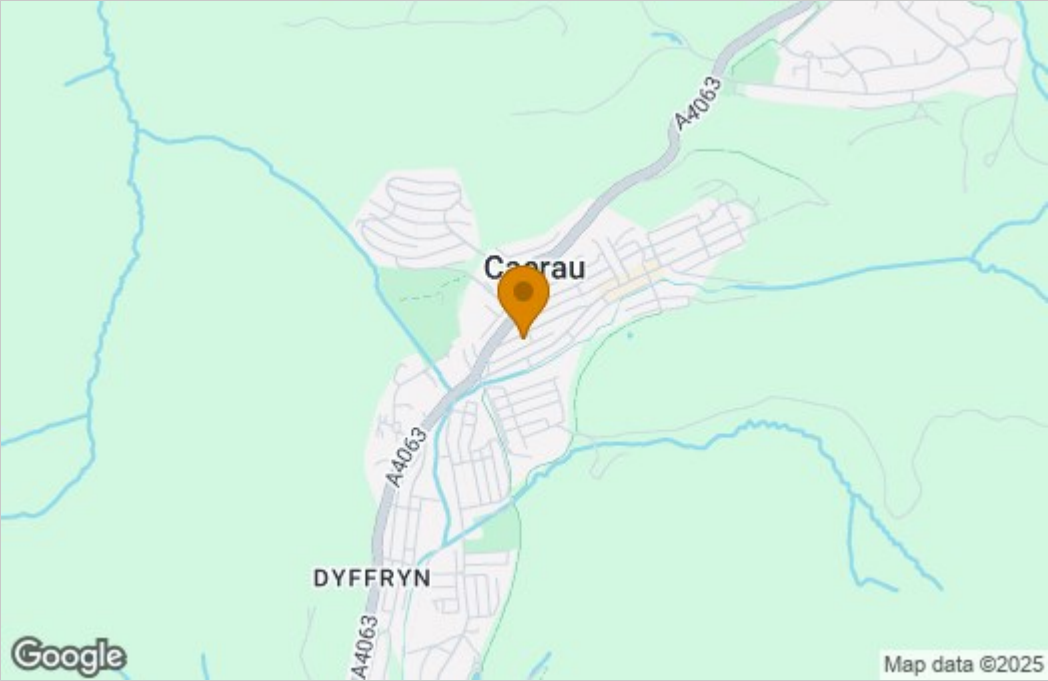
Rear Garden

A tiered garden which is overgrown and in need of attention.

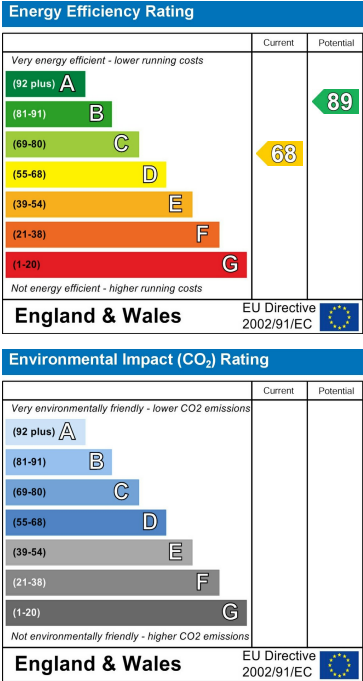
Floor Plan



Area Map



Energy Efficiency Graph



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