



85 Commercial Street, Maesteg, CF34 9HJ

£120,000

Ferriers Estate Agents are pleased to bring to the market for sale, this three bedroom terraced property which is situated just moments from the town's bustling centre. This property briefly comprises:- entrance porch, hallway, two reception rooms and a kitchen to the ground floor. Landing, three bedrooms and a bathroom to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, a front garden and an enclosed, rear courtyard.

This property would make an ideal first time purchase or investment and is being sold with no on-going chain!

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

EPC Rating = D.

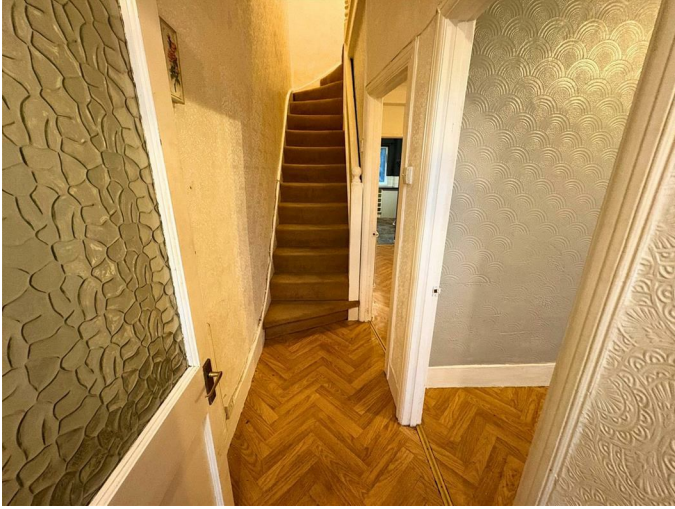
Council Tax Band = B.

Ground Floor

Entrance Porch

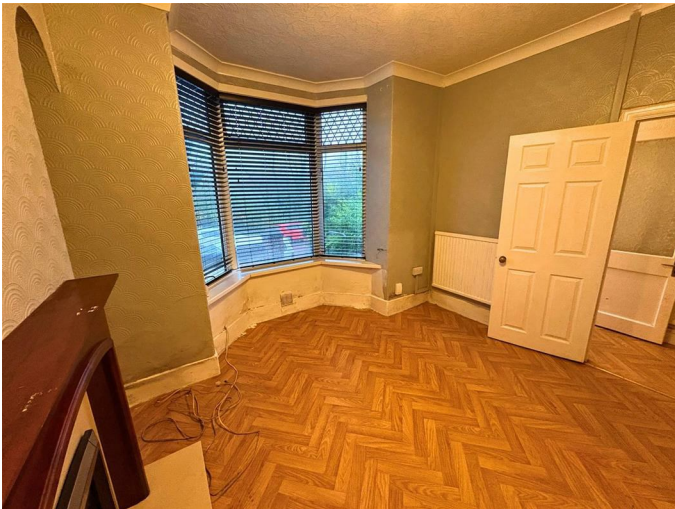
Entry via a uPVC double glazed door, papered ceiling, wood panelled walls, wood effect vinyl flooring, door into:-

Hallway



Papered ceiling, papered walls, wood effect vinyl flooring, radiator, carpeted staircase leading to the first floor, two doors off:-

Reception Room One 10'9" x 8'10" (3.30 x 2.70)



Papered and coved ceiling, papered walls, wood effect vinyl flooring, radiator, coal effect gas fire on a marble back and hearth with wooden mantle over, uPVC double glazed Bay window to the front, archway into:-

Reception Room Two / Dining Room 11'1" x 10'5" (3.38 x 3.20)



Papered and coved ceiling, papered walls, wood effect vinyl flooring, radiator, wall mounted coal effect gas fire, under stairs storage cupboard, uPVC double glazed window to the rear, door into:-

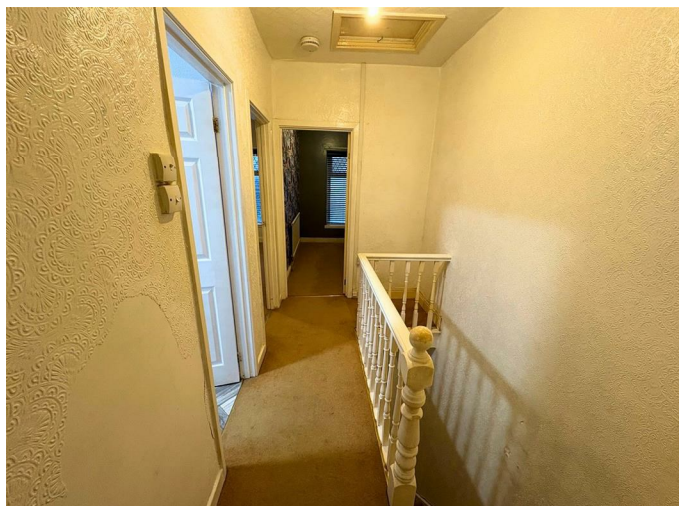
Kitchen 11'8" x 8'3" (3.57 x 2.53)



Papered ceiling, papered and tiled walls to splash back area, vinyl flooring, radiator, a range of wall and base units with a complimentary work surface housing a stainless steel sink / drainer, space and plumbing for a washing machine, space for a fridge freezer and cooker, uPVC double glazed windows to the side and rear, uPVC double glazed door to the side providing access into the rear garden.

First Floor

Landing



Papered ceiling with loft access, papered walls, fitted carpet, four doors off:-

Bedroom One 13'10" x 8'8" (4.24 x 2.66)



Papered ceiling, papered walls, fitted carpet, radiator, uPVC double glazed window to the front.

Bedroom Two 11'11" x 8'3" (3.65 x 2.53)



Textured ceiling, papered walls, fitted carpet, radiator, uPVC double glazed window to the rear.

Bedroom Three 9'4" x 5'6" (2.87 x 1.69)



Papered ceiling, papered walls, fitted carpet, radiator, uPVC double glazed window to the front.

Bathroom 7'7" x 5'7" (2.32 x 1.72)



Papered ceiling, part papered / part tiled walls to splash back area, wood effect vinyl flooring, three piece suite comprising a panel bath with shower over, pedestal wash hand basin and a low level W.C., airing cupboard housing the gas combination boiler, uPVC double glazed window with obscured glass to the rear.

Outside

Front Garden



Entry via a wrought iron pedestrian gate, steps leading to the property entrance, garden laid with pea chippings, bordered with block walls.

Rear Courtyard

Area laid to concrete, bordered with block wall and mature plants and shrubs.

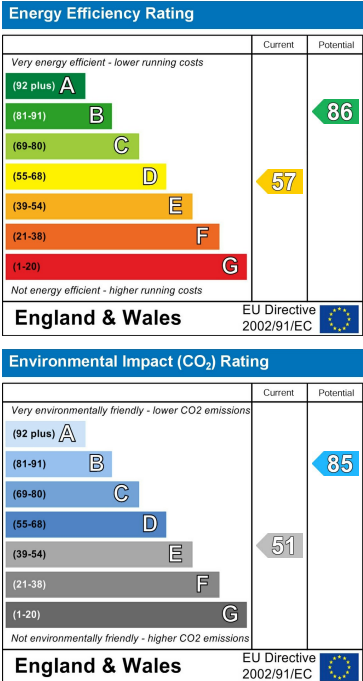
Floor Plan



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.