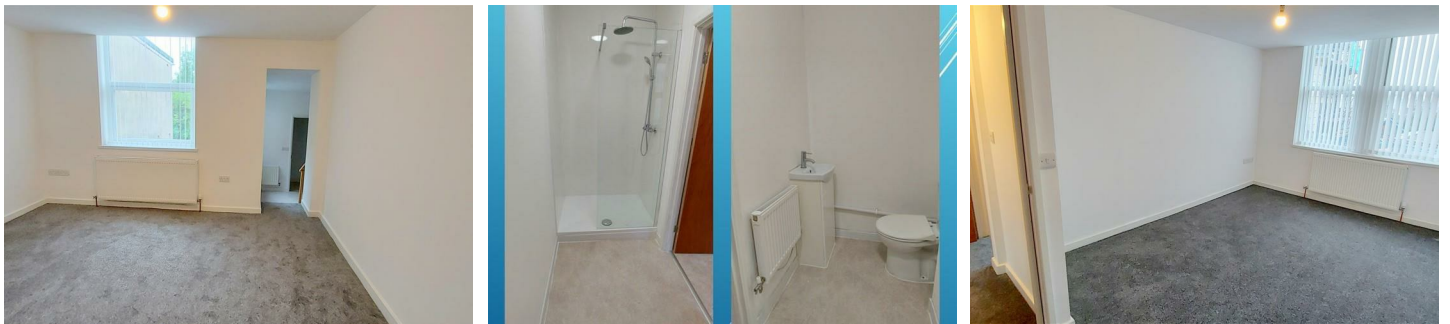


TO LET



13a Talbot Street, Maesteg, CF34 9BT

£700 Per Month

Ferriers Estate Agents are pleased to offer this fully refurbished, well presented, two bedroom flat, situated in Maesteg town centre close to shops, bus routes and train station. The property benefits from Upvc double glazed windows, combination gas boiler., shower room.

Rent £700 Deposit £700

Communal Entrance



Entry via aluminium double glazed door. Skimmed ceiling and walls, fitted carpet and carpeted stairs.

Hallway

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

Bedroom One 12'1" x 9'6" (3.7 x 2.9)



Skimmed ceiling and walls, fitted carpet, radiator and two Upvc double glazed windows to front.

Bedroom Two 12'1" x 8'6" (3.7 x 2.6)



Skimmed ceiling and walls, fitted carpet, radiator and two Upvc double glazed windows to front.

Reception Room 12'9" x 11'9" (3.9 x 3.6)



Skimmed ceiling and walls, fitted carpet, radiator, Upvc double glazed window to rear and opening to kitchen..

Kitchen 10'2" x 8'10" (3.1 x 2.7)



Skimmed ceiling and walls, vinyl flooring, radiator, two Upvc double glazed windows to side, wall mounted gas combination boiler, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainer,

integrated oven, hob and extractor, space and plumbing for washing machine and door to:

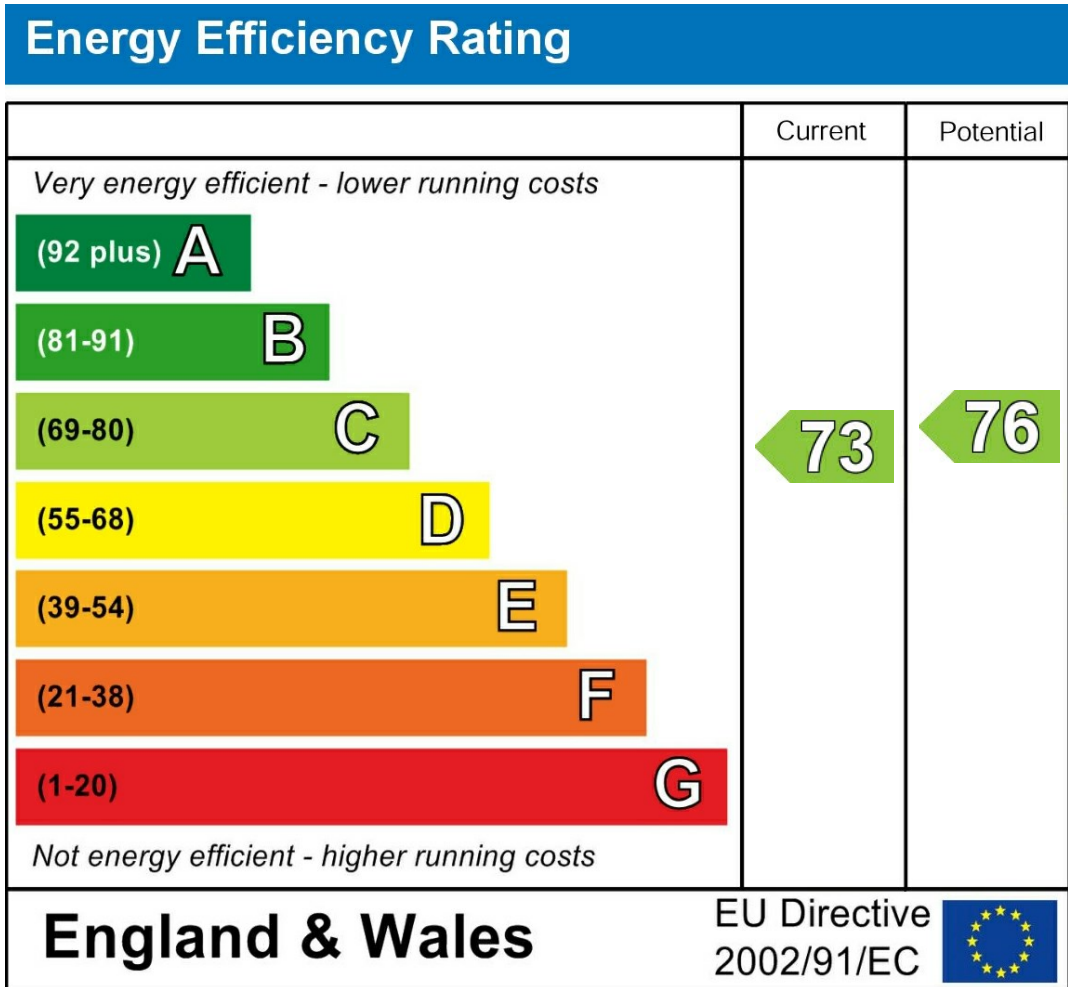
Shower Room 9'6" x 3'7" (2.9 x 1.1)

Skimmed ceiling and walls, vinyl flooring, radiator, a three piece suite comprising a double shower cubicle, low level W.C and wash hand basin set on vanity unit.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.