



32 Castle Street, Maesteg, CF34 9YH

£85,000

INVESTMENT OPPORTUNITY!!

Ferriers Estate Agents are pleased to offer for sale this two bedroom, terraced cottage in a convenient location. Within walking distance of transport links, Maesteg Town Centre with its supermarkets and an array of independent shops and food outlets. The accommodation briefly comprises:- entrance hallway, lounge, kitchen/diner and bathroom to the ground floor. Landing and two bedrooms to the first floor. The property further benefits from uPVC double glazing, gas central heating via combination boiler and a rear garden.

The property is in need of modernisation so whether you are a first-time buyer or looking to invest, this property presents a wonderful opportunity to create a home to suit your needs and match your style.

Do not miss the chance to view this charming cottage, where comfort and convenience await you.

Tenure = Freehold (TBC by a legal representative).

EPC Rating = D.

Council Tax Band = A.

Ground Floor

Entrance Hallway

Entry via uPVC double glazed door. Textured and coved ceiling, papered walls, fitted carpet, storage cupboard, door to:-

Lounge 17'4" x 12'9" (5.3 x 3.9)



Textured and coved ceiling, textured and papered walls, fitted carpet, two radiators, uPVC double glazed window to front, coal effect gas fire set on a marble hearth, carpeted staircase leading to the first floor, door to:-

Kitchen/Diner 12'1" x 8'10" (3.7 x 2.7)



Textured and coved ceiling, textured and tiled walls, vinyl flooring, uPVC double glazed window and door to rear, radiator, wall mounted gas combination boiler, a range of base units with a complementary work surface housing a stainless steel sink/drainage, door to:-

Bathroom 12'1" x 6'6" (3.7 x 2.0)



Textured ceiling, skimmed and tiled walls, vinyl flooring, radiator, uPVC double glazed window with obscured glass to rear and a three piece suite comprising a panel bath, low level W.C. and pedestal wash hand basin.

First Floor

Landing

Textured ceiling and walls, fitted carpet and two doors off.

Bedroom One 12'9" x 7'6" (3.9 x 2.3)



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

Bedroom Two 11'1" x 9'10" (3.4 x 3.0)



Textured ceiling, papered walls, fitted carpet, radiator, storage cupboard over stairwell and uPVC double glazed window to front.

Outside

Rear Garden

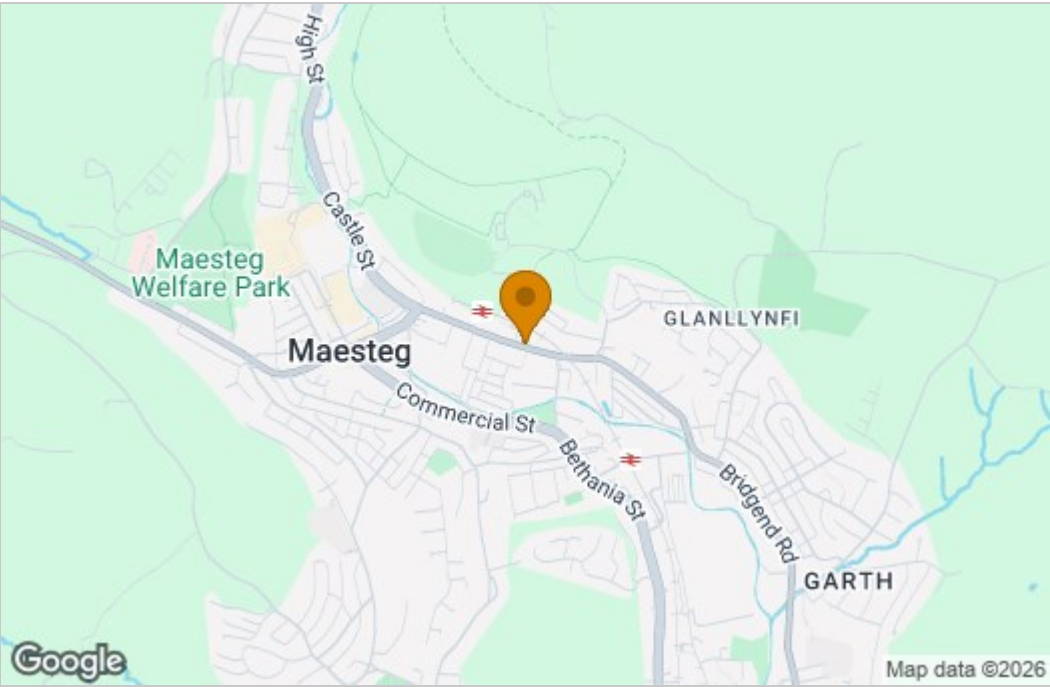


Area laid to concrete, a step up to a further area laid to lawn and concrete and a further sloped area laid to lawn with a selection of mature plants and shrubs.

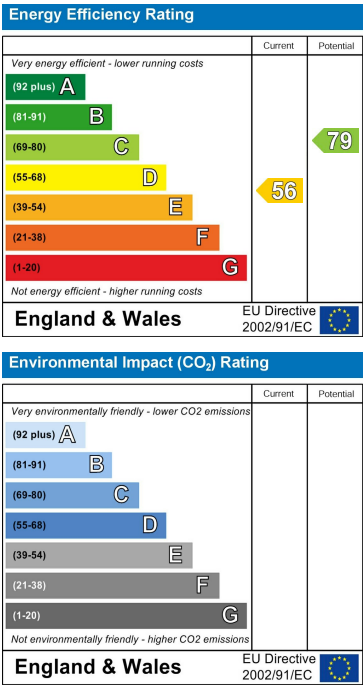
Floor Plan



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.