



19 Metcalfe Street, Maesteg, CF34 0TB

£75,000

Ferriers Estate Agents are pleased to offer for sale this two bedroom, mid terraced property situated in Caerau, Maesteg. Close to local schools, shops and bus routes. The accommodation briefly comprises:- entrance hall, lounge and a kitchen to the ground floor. Landing, two bedrooms and a bathroom to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout and an enclosed rear garden. This property would make an ideal first time purchase or investment.

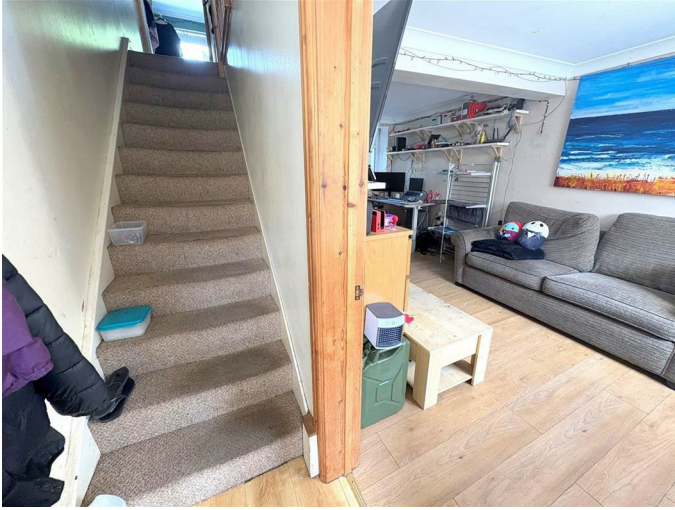
Tenure = Freehold (to be confirmed by a legal representative).

EPC Rating = D.

Council Tax Band = A.

Ground Floor

Entrance Hallway



Entry via a uPVC double glazed door, skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, carpeted stairs to the first floor, door into:-

Lounge 12'9" x (tbc) (3.91 x (tbc))



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

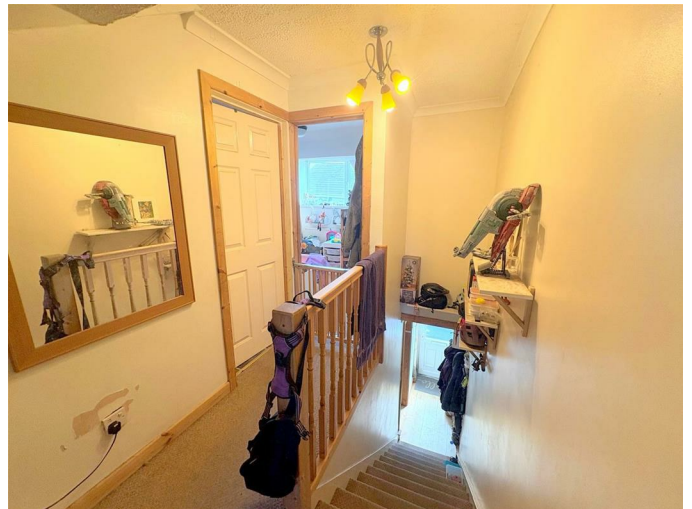
Kitchen 10'10" x 8'3" (3.31 x 2.54)



Skimmed and coved ceiling, skimmed walls with tiled splashbacks, tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage with mixer tap, space for a freestanding cooker and fridge/freezer, space and plumbing for a washing machine, uPVC double glazed window to the rear, uPVC double glazed door to the side providing access into the rear garden.

First Floor

Landing



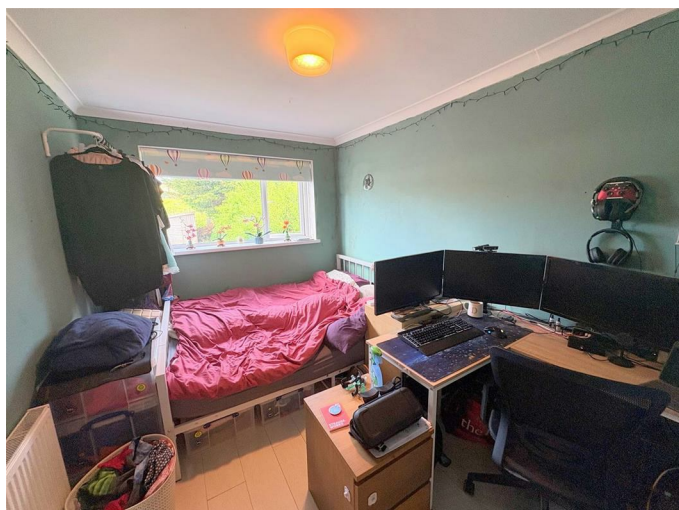
Partially textured and coved ceiling, partially skimmed and coved ceiling, skimmed walls, fitted carpet, three doors off:-

Bedroom One 9'8" x 9'6" (2.95 x 2.90)



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

Bedroom Two 11'2" x 8'3" (3.41 x 2.54)



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

Bathroom 7'10" x 6'9" (2.40 x 2.07)



Textured and coved ceiling, skimmed walls with tiled

splashbacks, tile effect vinyl flooring, radiator, three piece suite comprising a panel bath with shower over, pedestal 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 rear.

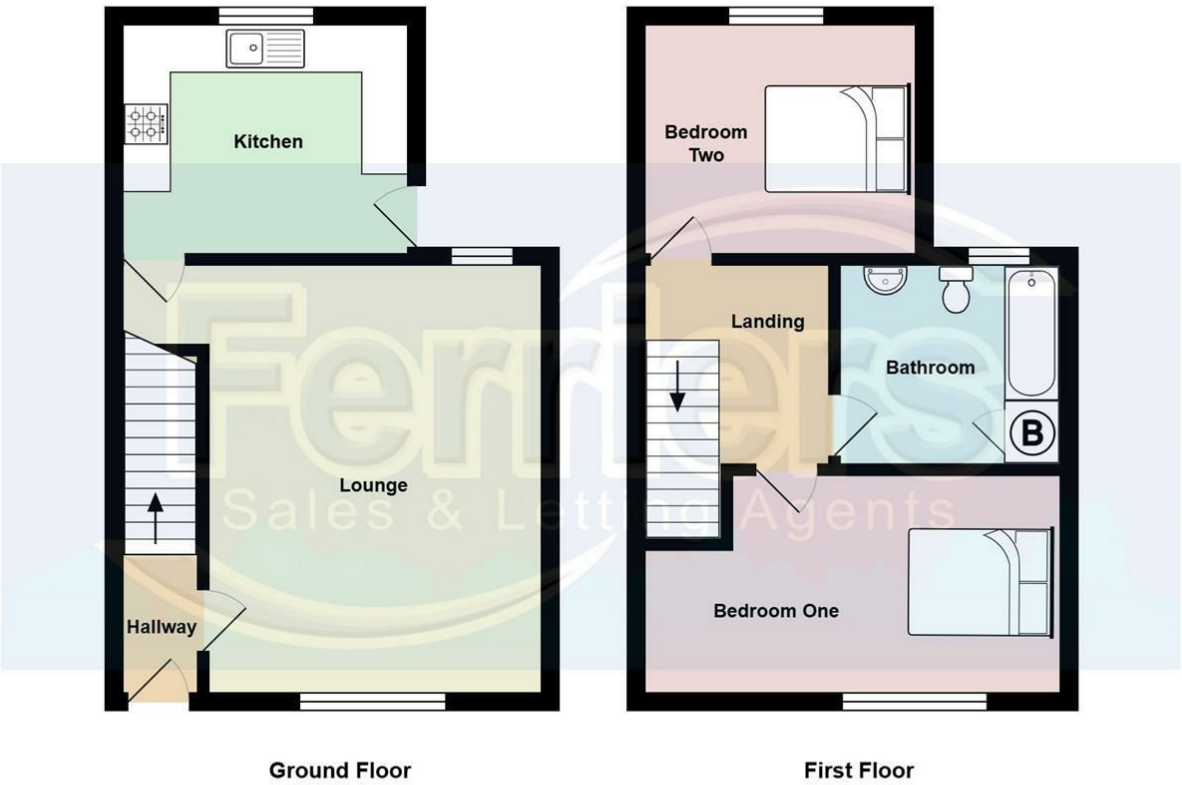
Outside

Rear Garden

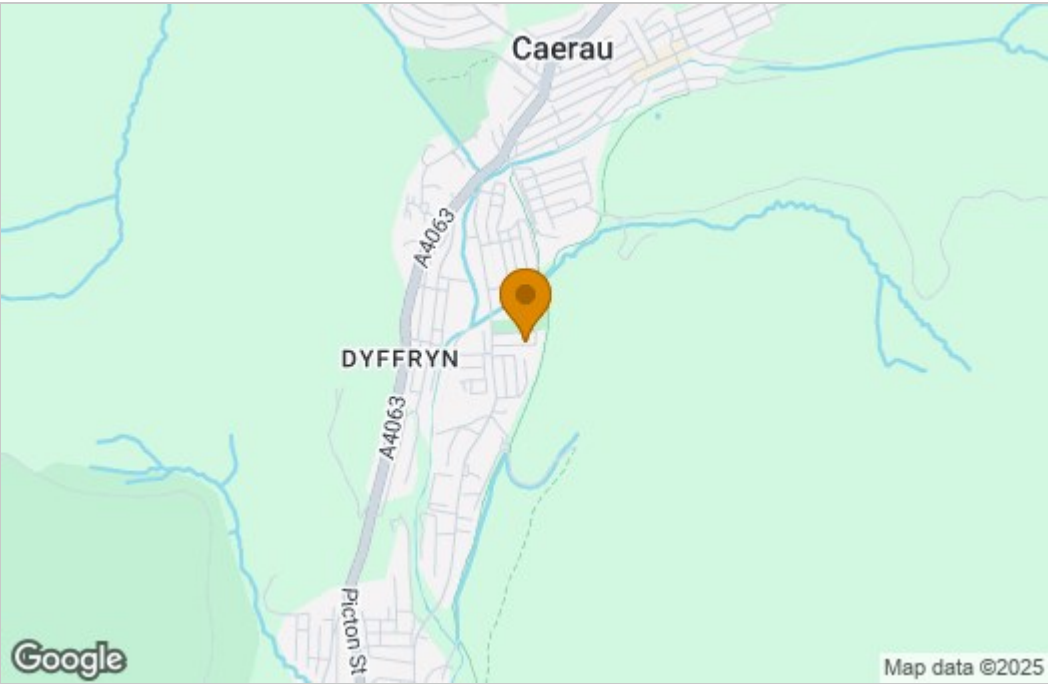


Area laid to concrete, steps leading up to the main garden tier which is laid to lawn, bordered with block walls.

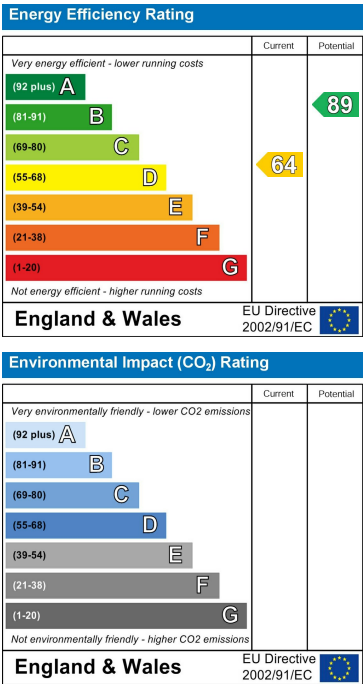
Floor Plan



Area Map



Energy Efficiency Graph



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