

**20 Hermon Road, Maesteg, CF34 0ST**

**£85,000**

Ferriers Estate Agents are pleased to bring to the market this three bedroom, terraced property in Caerau. The property is perfectly located for access to a local primary school and offers easy access to public transport links towards Maesteg and Port Talbot. The accommodation briefly comprises:- a large reception room, kitchen and a utility area to the ground floor. Landing, three bedrooms, a bathroom and a dressing room / office 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 home 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 = A.



## Ground Floor

### Lounge / Diner 21'5" x 16'1" (6.53 x 4.91)



Entry via a uPVC double glazed door, skimmed ceiling, skimmed walls, small square with tiled flooring - majority wood effect laminate flooring, two radiators, carpeted stairs to the first floor, under stairs storage cupboard, dual aspect - two uPVC double glazed windows to the front and rear, opening into:-

### Kitchen 12'2" x 8'11" (3.72 x 2.72)



Skimmed ceiling, skimmed walls with tiled splashbacks, wood effect laminate flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage unit, space for a freestanding cooker, space for a fridge/freezer, dual aspect - two uPVC double glazed windows to the side and rear, uPVC double glazed door to the side, door into:-

### Utility Area 5'9" x 3'3" (1.77 x 1.01)



Skimmed ceiling, skimmed and tongue & groove walls, wood effect laminate flooring, space and plumbing for a washing machine, uPVC single glazed window to the rear.

## First Floor

### Landing



Skimmed ceiling with loft access, skimmed walls, fitted carpet, radiator, five doors off:-

Bedroom One 12'0" x 8'10" (3.68 x 2.71)



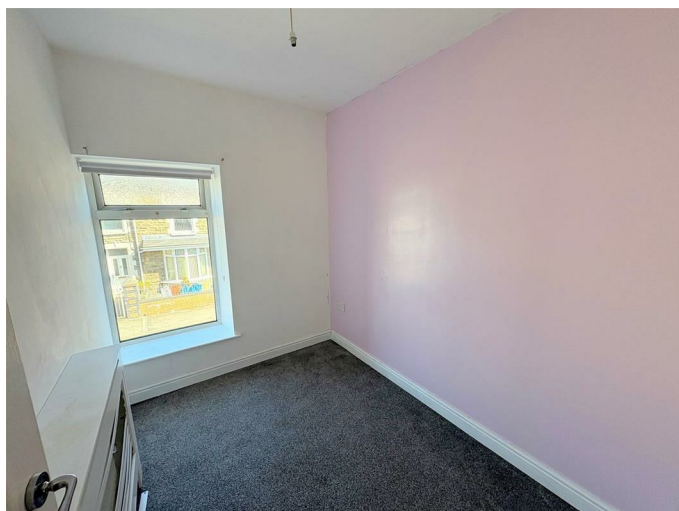
Skimmed ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the front.

Bedroom Two 10'5" x 8'11" (3.18 x 2.72)



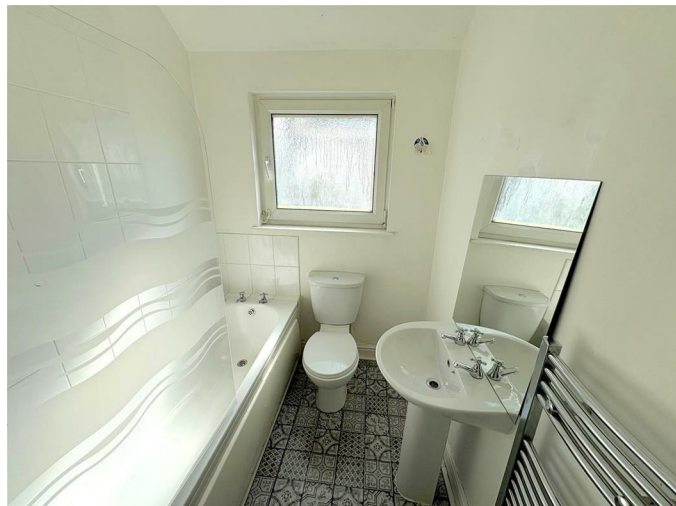
Skimmed ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the rear.

Bedroom Three 8'8" x 6'7" (2.65 x 2.03)



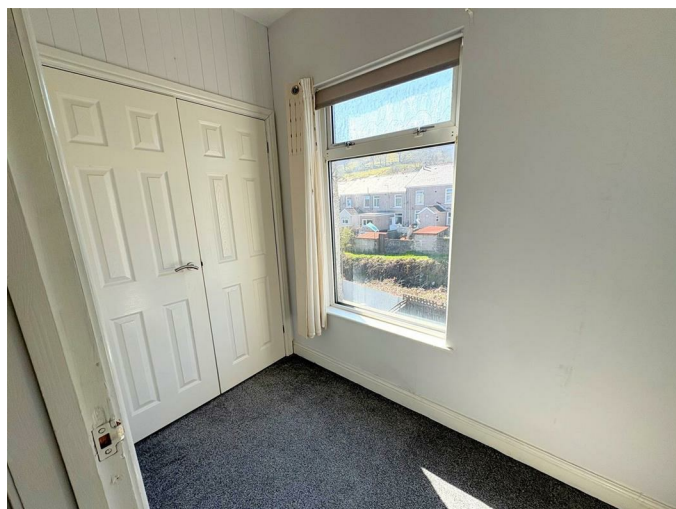
Skimmed ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the front.

Bathroom 5'11" x 5'8" (1.81 x 1.73)



Skimmed ceiling, skimmed and tiled walls, tile effect vinyl flooring, three piece suite comprising a panel bath with shower over and glass privacy screen, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the side.

Dressing Room / Office 7'10" x 4'7" (2.39 x 1.42)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, storage cupboard housing the gas combination boiler, uPVC double glazed window to the rear.

Outside

Rear Garden



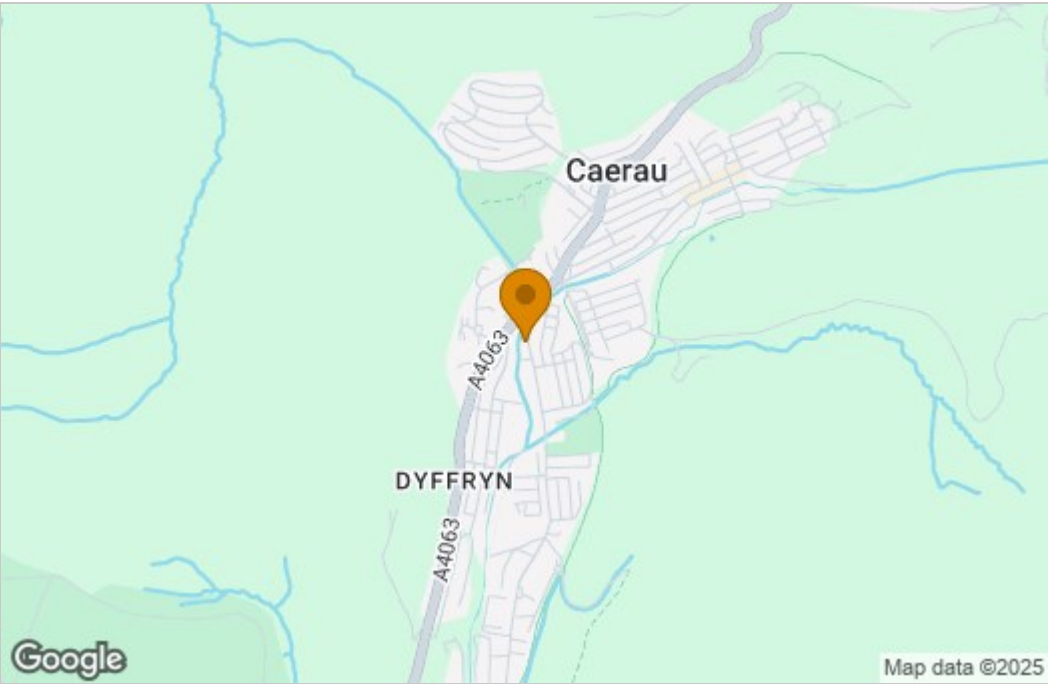


Area laid to concrete, steps leading down to the garden area which is laid to concrete, bordered with block walls.

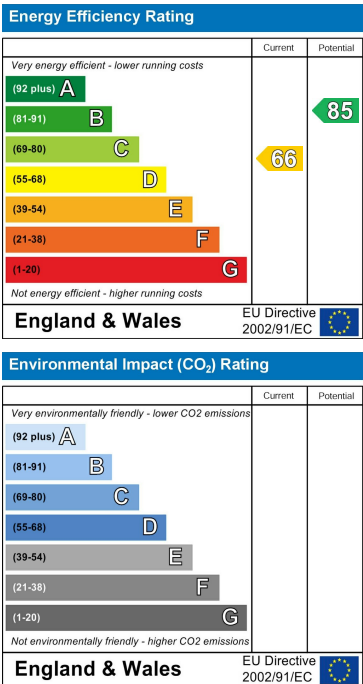
Floor Plan



Area Map



Energy Efficiency Graph



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