



## 6 Mill Street, Maesteg, CF34 9HT

**£80,000**

Ferriers Estate Agents are pleased to offer For Sale this three bedroom mid terraced property in the desirable area of Cwmfelin. Situated in a friendly neighbourhood, residents will enjoy easy access to local amenities, schools, and parks, making it an excellent choice for families. Located at the southern end of the Llynfi Valley, this property is ideally located to access to J36 for commuting along the M4 corridor. The property is also well-connected to public transport links, allowing for convenient travel to nearby towns.

The ground floor accommodation briefly comprises a hallway, open plan lounge and well proportioned kitchen /diner which benefits from three windows allowing light to flood into the heart of the home. The first floor accommodation briefly comprises a landing, three bedrooms and a shower room. The property further benefits from uPVC Double Glazing, GCH via Combination Boiler and rear garden.

This property requires total refurbishment and is priced keenly to reflect this.

Tenure = Freehold (TBC by a legal representative)

EPC = TBC

Council Tax Band = B



## Ground Floor

### Hallway

Entry via uPVC double glazed door. Textured ceiling, papered walls, fitted carpet, carpeted stairs to first floor and door to:

### Lounge 18'8" x 12'9" (5.7 x 3.9)



Papered and coved ceiling, papered walls, fitted carpet, two radiators, two uPVC double glazed windows to front and rear, window and door to:

### Kitchen/Diner 17'8" x 9'2" (5.4 x 2.8)



Skimmed and coved ceiling, skimmed and tiled walls, wood effect vinyl flooring, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl sink/drain, space for cooker, washing machine and fridge freezer, radiator, two uPVC double glazed windows and door to side, uPVC double glazed window to rear, wall mounted gas combination boiler housed in a cupboard

## First Floor

## Landing



Skimmed ceiling with loft access, skimmed walls, fitted carpet, storage cupboard and four doors off.

### Bedroom One 11'5" x 8'10" (3.5 x 2.7)



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

### Bedroom Two 9'10" x 8'2" (3.0 x 2.5)



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

### Bedroom Three 9'6" x 7'2" (2.9 x 2.2)



Skimmed ceiling, skimmed walls, radiator and uPVC double glazed window to rear.

### Shower Room 7'10" x 6'2" (2.4 x 1.9)



Skimmed ceiling, skimmed and tiled walls, wet room vinyl flooring, shower enclosure, low level W.C, wall mounted wash hand basin, radiator and uPVC double glazed window with obscured glass to side.

### Outside

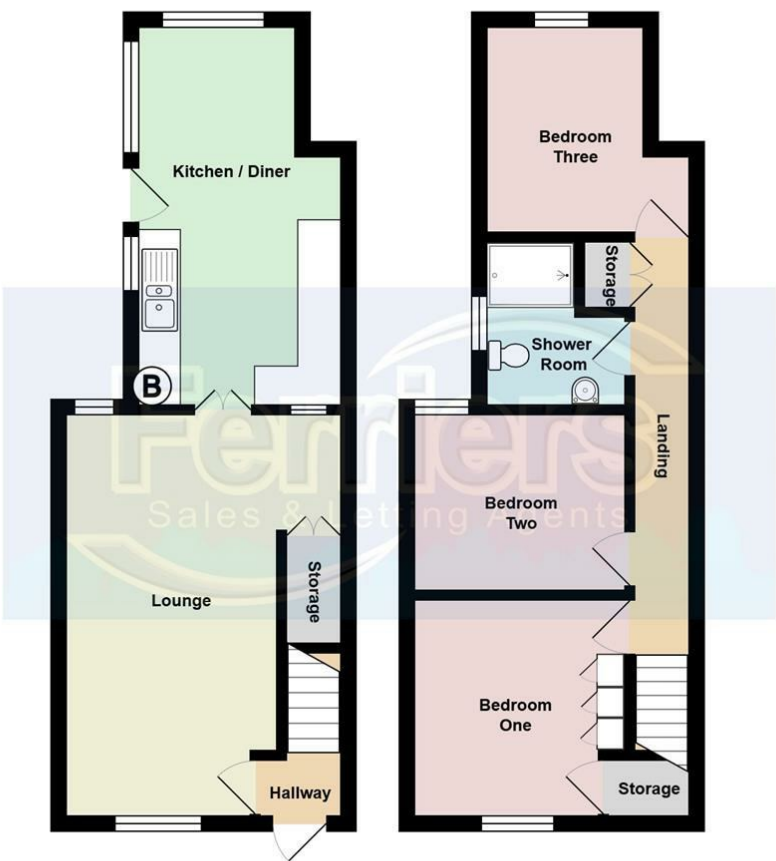
#### Rear Garden



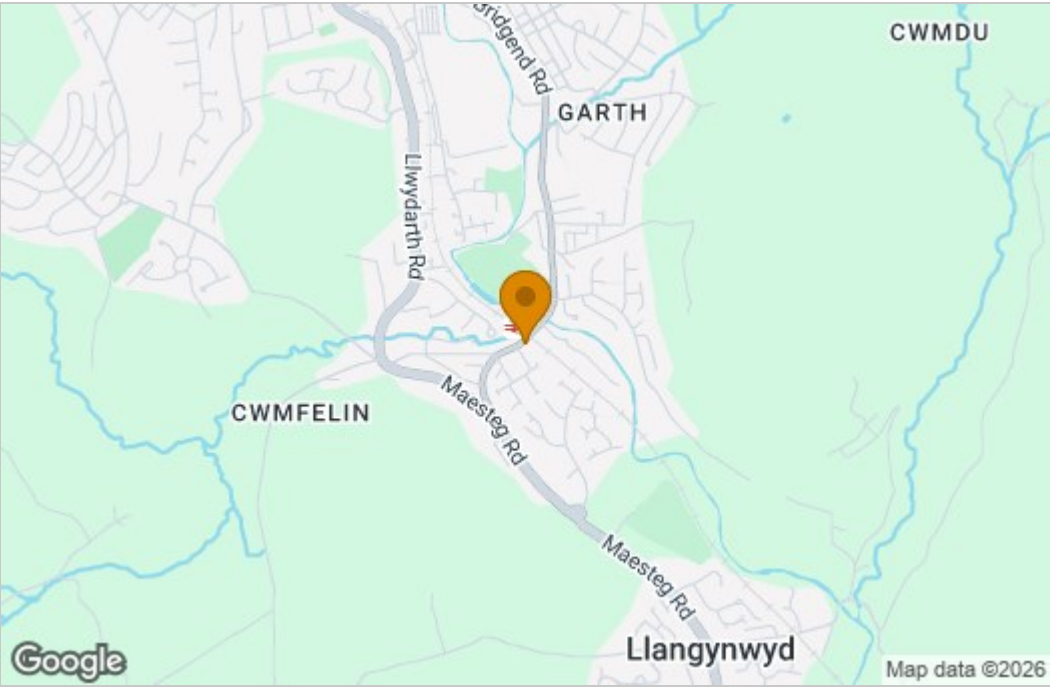
Area laid to concrete, further area laid to patio, steps lead to a further area laid to lawn, bordered with mature hedgerow.



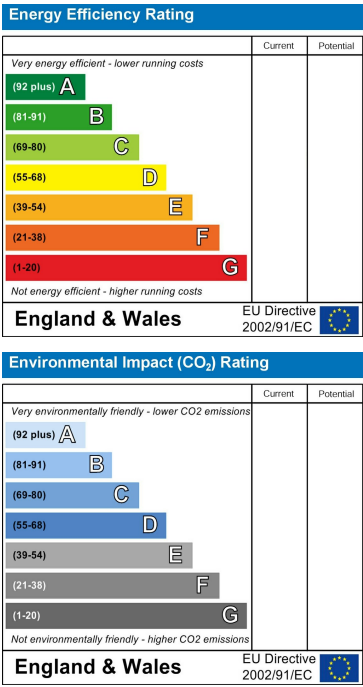
Floor Plan



Area Map



Energy Efficiency Graph



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