







12 Park Street, Maesteg, CF34 9BA

£99,950

We are pleased to offer for sale this three bedroom, mid terraced property in a popular location within close proximity of local schools and shops and within walking distance of Maesteg Town Centre and all it's amenities.

The accommodation briefly comprises:- entrance hallway, two reception rooms, kitchen/diner, inner hallway and bathroom to the ground floor. Landing and three bedrooms to the first floor. The property further benefits from uPVC double glazing, gas central heating via combination boiler and an enclosed rear garden.

The property would benefit from a refurbishment and will make an ideal first purchase or buy-to-let investment to add to your portfolio.

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

EPC Rating = D.

Council Tax Band = B.

Ground Floor

Entrance Hallway



Entry via uPVC double glazed door. Skimmed ceiling, skimmed and wood panelled walls, fitted carpet, radiator, carpeted stairs to first floor and two doors off.

Lounge 10'5" x 9'10" (3.2 x 3.0)



Skimmed ceiling and walls, fitted carpet, tiled hearth and mantle, radiator and uPVC double glazed window to front.

Dining Room 14'9" x 10'2" (4.5 x 3.1)



Textured ceiling, skimmed and wood panelled walls, fitted carpet, tiled hearth and mantle, radiator, under stairs storage cupboard, uPVC double glazed window to rear and double doors to:

Kitchen / Diner 14'9" x 7'2" (4.5 x 2.2)



Skimmed and textured ceiling, skimmed and tiled walls, wood block and vinyl flooring, radiator, uPVC double glazed window to rear, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink / drainer, space for cooker, fridge freezer, washing machine and door to:

Inner Hallway

Skimmed ceiling and walls, vinyl flooring, uPVC double glazed window to side, door to pantry and door to:

Bathroom 6'6" x 5'2" (2.0 x 1.6)



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

First Floor

Landing



Textured ceiling with loft access, papered walls, fitted carpet and three doors off.

Bedroom One 14'9" x 10'5" (4.5 x 3.2)



Textured ceiling, papered walls, fitted carpet, radiator and two uPVC double glazed windows to front.

Bedroom Two 10'2" x 7'2" (3.1 x 2.2)



Textured ceiling, skimmed walls, fitted carpet, radiator, wall mounted gas combination boiler and uPVC double glazed window to rear.

Bedroom Three 7'2" x 5'2" (2.2 x 1.6)



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

Outside

Rear Garden



Area laid to concrete, two further areas laid to lawn with central path leading to a further area laid to patio and a block shed. Garden is bordered with block walls.

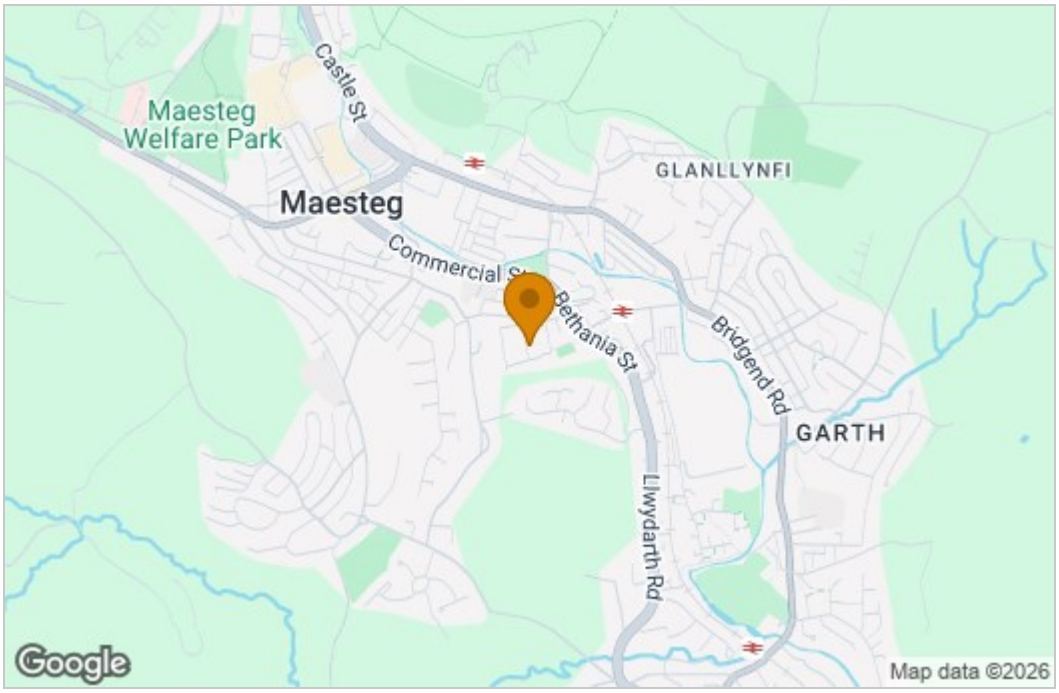
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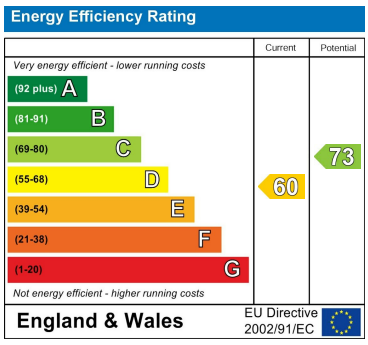
Floor Plan

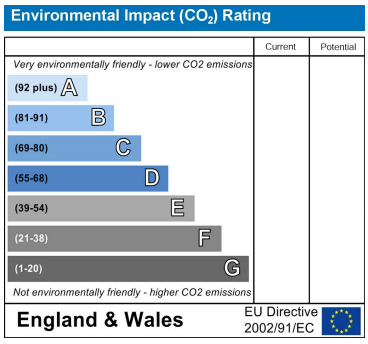


Area Map



Energy Efficiency Graph





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