



## 5 Brick Row, Maesteg, CF34 9HD

**£135,000**

We are pleased to offer to the market this two bedroom mid terraced property in a popular location, within walking distance of Garth Railway Station, Garth Welfare Park and Sports Facilities. The accommodation briefly comprises:- entrance porch, lounge / diner, kitchen / diner and a W.C. 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 (only approx. 2 years old), uPVC double glazing throughout, and an enclosed rear garden. This property would make an ideal first time purchase or investment and is being sold with no on-going chain.

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

EPC Rating = C.

Council Tax Band = B.



## Ground Floor

### Entrance Porch

Entry via a composite front door, textured ceiling, textured walls, tiled flooring, opening into:-

### Lounge / Diner 18'11" x 11'10" (5.79 x 3.63)



Textured and coved ceiling, skimmed walls, wood effect laminate flooring, two radiators, space for a dining table, two uPVC double glazed windows to the front, door into:-

### Kitchen / Diner 14'3" x 11'3" (4.35 x 3.44)



Skimmed ceiling, skimmed walls with tiled splashbacks, tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl stainless steel sink/drainer with mixer tap, integrated appliances include:- an oven and a four ring gas hob with extractor hood above, space and plumbing for a washing machine, space for a fridge/freezer, ample space for a dining table, uPVC double glazed window and French doors to the rear, carpeted stairs leading to the first floor, door into:-

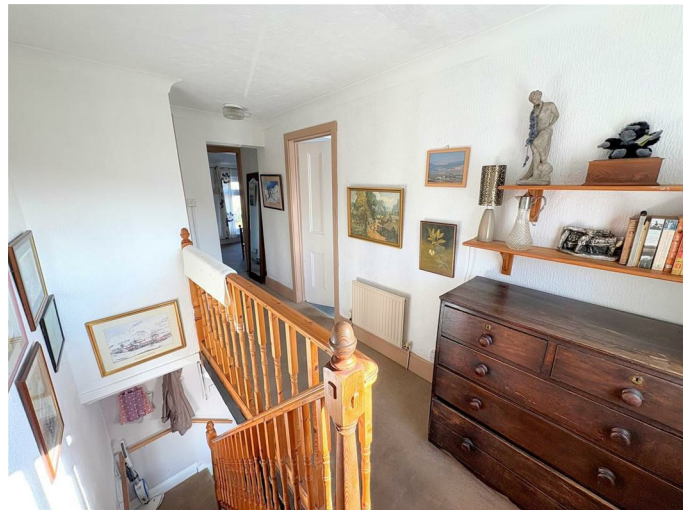
### W.C. 4'0" x 5'5" (1.24 x 1.67)



Skimmed ceiling, skimmed walls, tiled flooring, wall mounted units, uPVC double glazed window with obscured glass to the rear.

## First Floor

### Landing



Papered and coved ceiling, papered walls, fitted carpet, radiator, airing cupboard, uPVC double glazed window to the rear, three doors off:-



Bedroom One 11'10" x 10'6" (3.63 x 3.22)



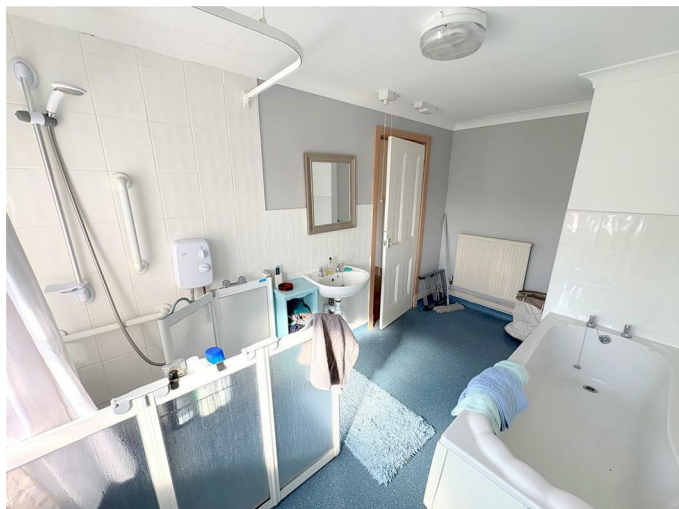
Skimmed ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the front.

Bedroom Two 12'0" x 9'1" (3.66 x 2.77)



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

Bathroom 7'0" x 12'11" (2.15 x 3.96)



Skimmed and coved ceiling, skimmed and tiled

walls, vinyl flooring, radiator, four piece suite comprising a panel bath, wet room style shower enclosure with wall mounted disability seat, wall mounted 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.

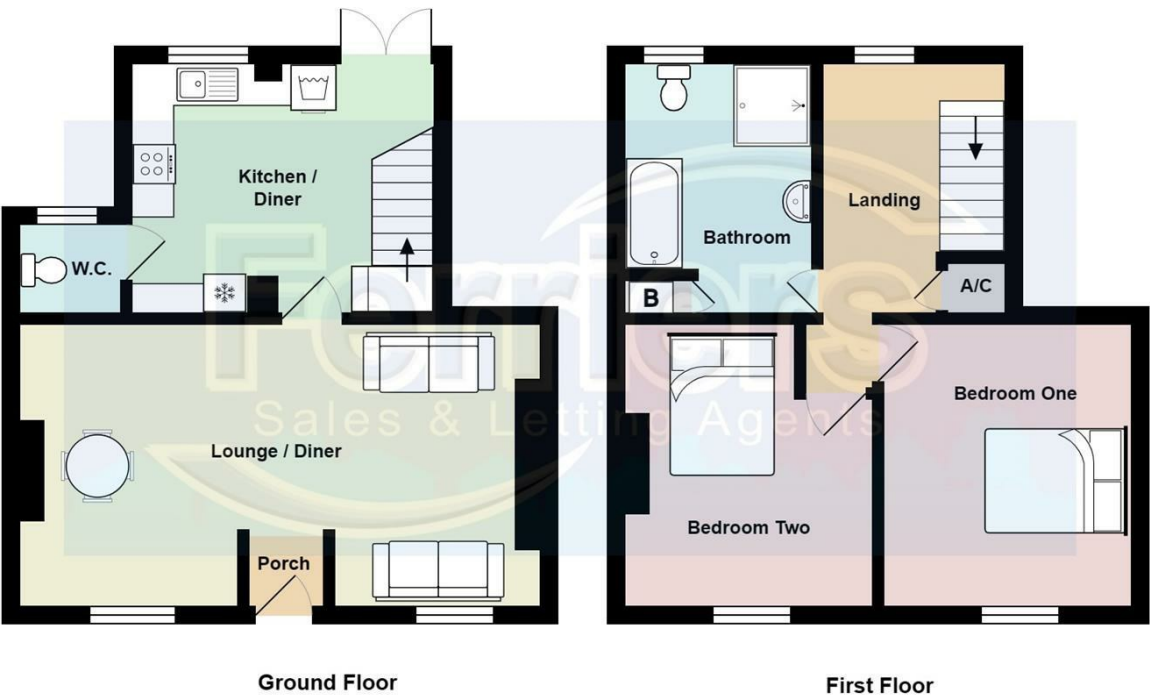
#### Outside

#### Rear Garden

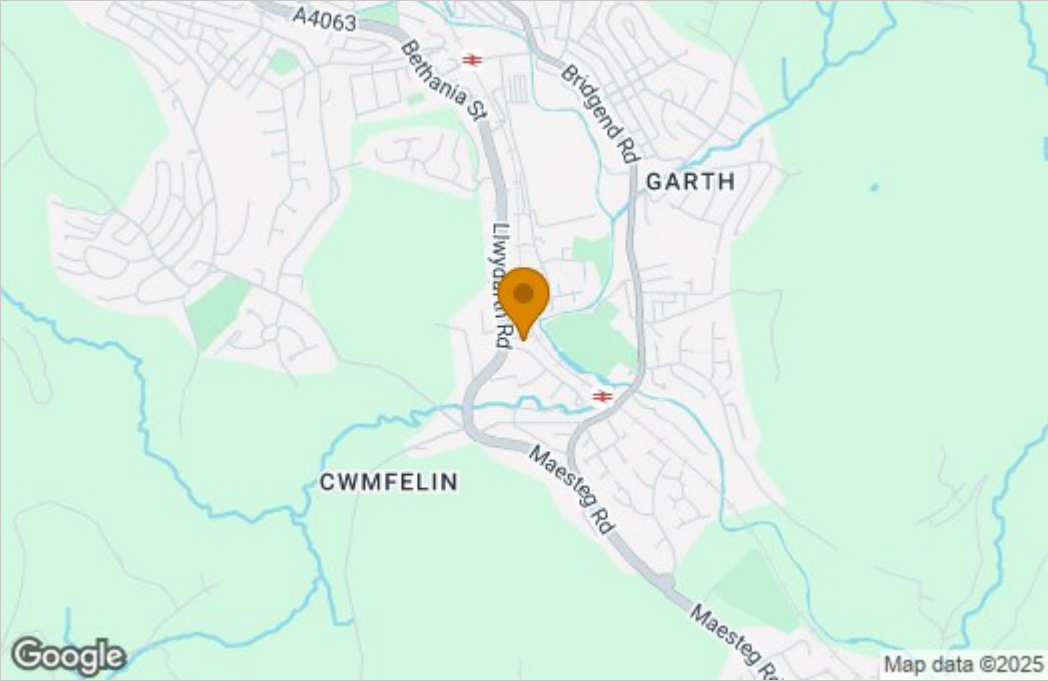


Area laid to concrete, concrete centre pathway with garden laid to patio with mature plants and shrubs, wooden pedestrian gate providing rear access, bordered with block walls.

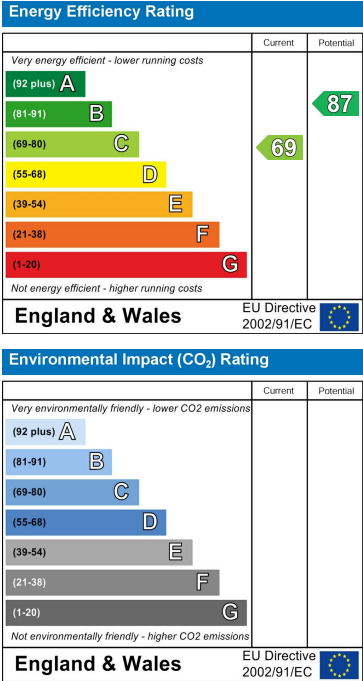
Floor Plan



Area Map



Energy Efficiency Graph



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