



52 Duffryn Road, Maesteg, CF34 0UA

£70,000

Now offered for sale, this well presented, two bedroom maisonette on Duffryn Road, Caerau offers spacious accommodation arranged over two floors and would make an ideal first-time purchase, investment opportunity or home for those looking to downsize.

The property is entered via a welcoming hallway, with stairs leading to the first floor and access to the ground floor accommodation. The fitted kitchen offers a range of white wall and base units with contrasting work surfaces, together with space for appliances. A convenient ground floor cloakroom adds further practicality.

The generous lounge provides plenty of space for both relaxing and entertaining, with a large window allowing good levels of natural light.

Upstairs, the property offers two well proportioned bedrooms, both benefiting from a bright and neutral finish. The first floor bathroom is fitted with a modern white suite comprising bath with shower over and glass privacy screen, wash hand basin and W.C.

The property benefits from gas central heating and double glazing, while elevated views across the surrounding area can be enjoyed from the rear.

Please note that the property does not have its own outdoor space.

Situated in the Caerau area of Maesteg, the property is conveniently positioned for access to local amenities and surrounding transport links.

Early viewing is recommended to appreciate the accommodation on offer.

Ground Floor

Entrance Hallway



Entry via a uPVC double glazed door, textured ceiling, skimmed walls, wood effect vinyl flooring, radiator, carpeted staircase leading to the first floor, under stairs storage cupboard, three doors off:-

Kitchen 7'4" x 9'8" (2.25 x 2.95)



Textured ceiling, skimmed walls, tile effect vinyl flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage, uPVC double glazed window to the front.

Cloakroom 7'5" x 3'2" (2.28 x 0.99)



Textured ceiling, skimmed walls, tile effect vinyl flooring, radiator, two piece suite comprising a wall mounted wash hand basin and a low level W.C.

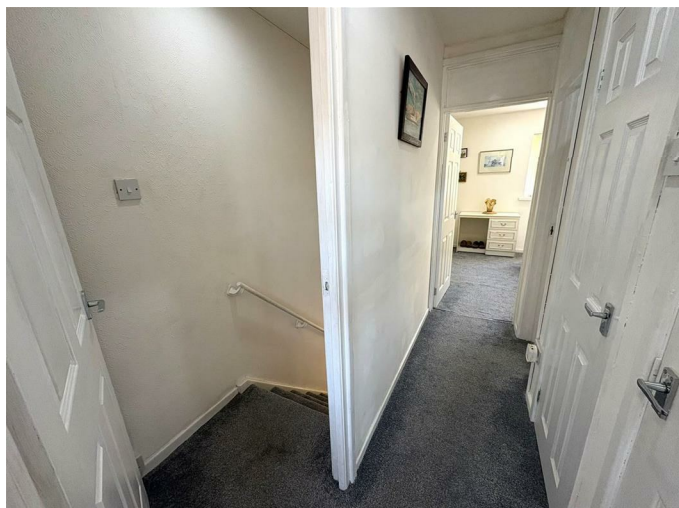
Lounge / Diner 13'8" x 14'11" (4.18 x 4.55)



Textured ceiling, skimmed walls, fitted carpet, radiator, coal effect electric fire sitting on a marble back and surround, uPVC double glazed window to the rear.

First Floor

Landing



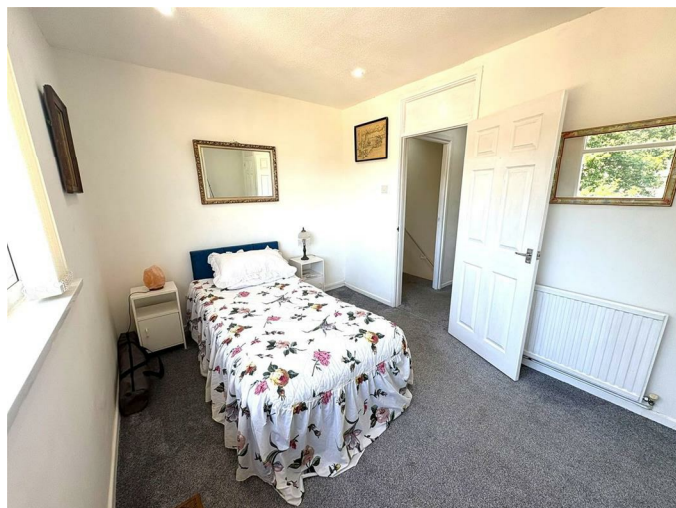
Textured ceiling with spotlights and loft access, skimmed walls, fitted carpet, two storage cupboards, three doors off:-

Bedroom One 13'8" x 9'8" (4.19 x 2.96)



Textured ceiling with spotlights, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the front.

Bedroom Two 13'8" x 8'9" (4.19 x 2.67)



Textured ceiling with spotlights, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the rear.

Bathroom 7'4" x 6'0" (2.24 x 1.83)



Textured ceiling with spotlights, tiled walls, tile effect vinyl flooring, radiator, three piece suite comprising a panel bath with shower over, vanity wash hand basin and a low level W.C.

Outside

Front Entrance

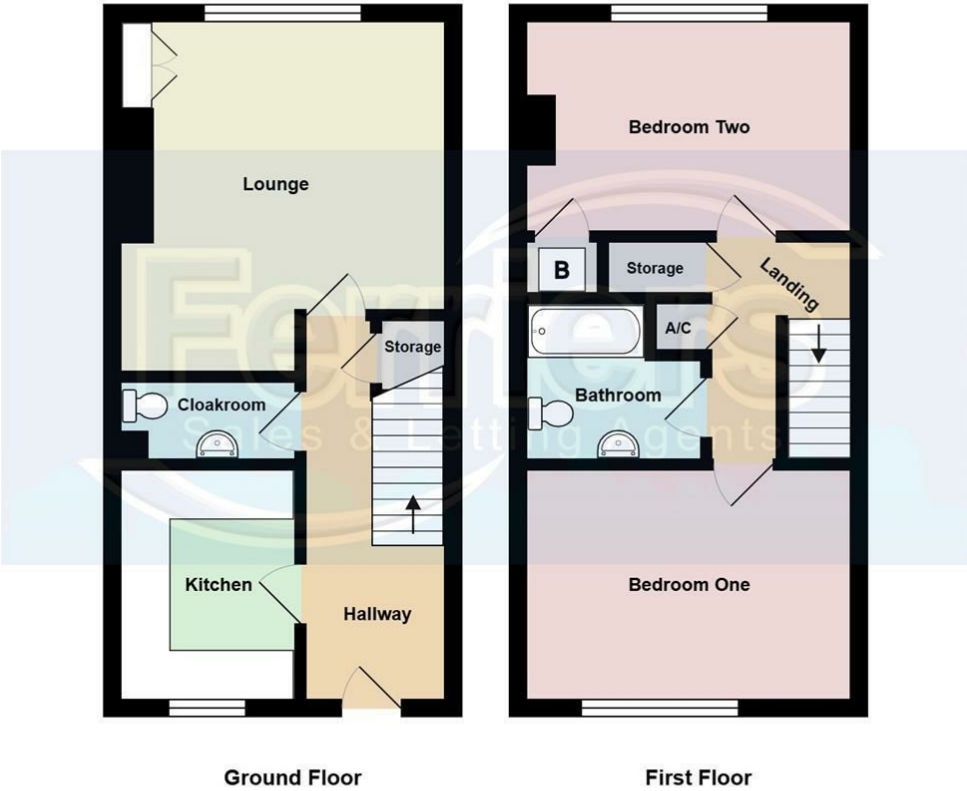


Approached via a pedestrian pathway with a grassed frontage, leading to steps up to the maisonette. The exterior features a bright rendered façade with contrasting brickwork, double-glazed windows and a covered lower-level area beneath the raised walkway.

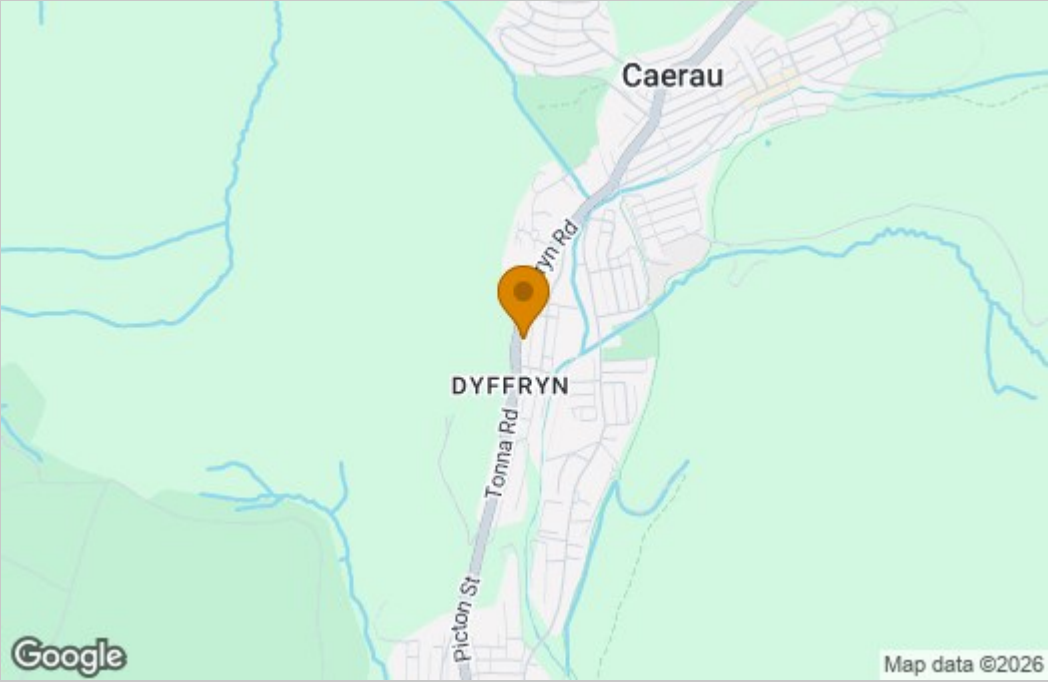
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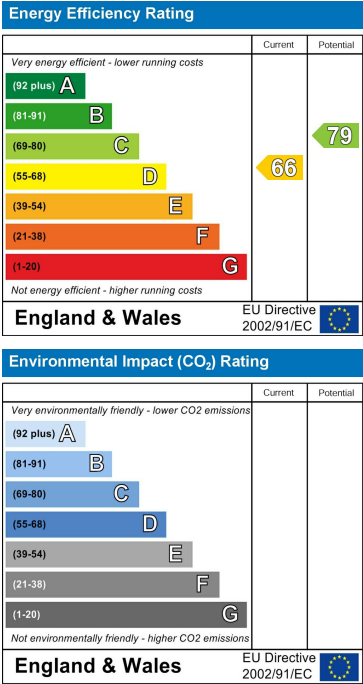
Floor Plan



Area Map



Energy Efficiency Graph



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