

29 Llynfi Road, Maesteg, Bridgend, Mid  
Glamorgan, CF34 9DS  
Tel: 01656 733291  
Email: [rentals@ferrierwilliams.co.uk](mailto:rentals@ferrierwilliams.co.uk)  
[www.ferrierhomes.co.uk](http://www.ferrierhomes.co.uk)



## 17A Bethania Street , Maesteg, CF34 9EJ

Ferriers Estate Agents are pleased to offer For Sale, this Two Bedroom Maisonette, situated within walking distance of Maesteg Town Centre and all local amenities. This property is an ideal first home or investment property with a potential for a 9.75% return. (Based on asking price offer and achieving £650pcm). The accommodation briefly comprises:- Ground Floor - Hallway, Lounge and Kitchen/Diner - First Floor - Landing, Two Bedrooms and Bathroom. The property further benefits from Upvc Double Glazing and Gas Central Heating via Combination Gas Boiler.

Tenure = Freehold (TBC by a legal representative)

EPC = C

Council Tax Band = A

**£79,950**

# 17A Bethania Street

, Maesteg, CF34 9EJ



- Two Bedroom Maisonette
- Tenure = Freehold (TBC by a legal representative)
- Upvc Double Glazing
- EPC = C
- Gas Central Heating via Combi
- Council Tax band = A

## GROUND FLOOR

8'8" x 5'8" (2.64m x 1.73m)

Communal Hallway

Hallway

Lounge

15'7" x 11'2" (4.75m x 3.40m)

Kitchen/Diner

14'9" x 12'6" (4.50m x 3.81m)

## FIRST FLOOR

Landing

Bedroom One

15'6" x 11'1" (4.72m x 3.38m)

Bedroom Two

12'1" x 8'7" (3.68m x 2.62m)

Bathroom



[Directions](#)



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

