



## 11 Gladstone Street, Maesteg, CF34 9EN

**£225,000**

Ferriers Estate Agents are pleased to offer for sale this immaculately presented, three bedroom end-of-terrace property which is in a desirable location. Conveniently located for access to Maesteg Town Centre and all its amenities, local schools and public transport links. The accommodation briefly comprises:- entrance porch, hallway, two reception rooms, kitchen, utility room and a shower room to the ground floor. Landing, three bedrooms and a bathroom to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, a low maintenance front forecourt and side garden and a rear courtyard with side access. The side garden poses potential for off-road parking for one vehicle. This property is the perfect family sized home .. so could it be yours next? Book your viewing today!

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

EPC Rating = D.

Council Tax Band = B.

## Ground Floor

### Entrance Porch

Entry via a uPVC double glazed door, textured and covered ceiling, skimmed and original tiled walls, original tiled flooring, door into:-

### Hallway



Skimmed and coved ceiling with spotlights, skimmed walls with dado rail and feature wall panelling, solid wood flooring, radiator, carpeted staircase leading to the first floor, under stairs storage cupboard, three doors off:-

### Reception Room One 10'4" x 10'4" (3.16 x 3.16)



Skimmed and coved ceiling, skimmed walls with papered feature wall, wood effect laminate flooring, radiator, uPVC double glazed Bay window to the front.

### Reception Room Two 11'7" x 10'3" (3.55 x 3.14)



Skimmed and coved ceiling, skimmed walls with papered feature wall, wood effect laminate flooring, radiator, dual aspect - uPVC double glazed windows to the side and rear.

### Kitchen / Diner 14'4" x 9'8" (4.37 x 2.95)



Skimmed and coved ceiling with spotlights, skimmed walls with tiled splash backs, wood effect laminate flooring, column radiator, a range of base and wall mounted units with a solid wood complementary work surface housing a ceramic one and a half bowl sink/drainers with stainless steel mixer tap, integrated appliances to include a double oven, four ring gas hob and a built-in extractor hood above, space for a dining table, uPVC double glazed window to the side, door into:-

### Utility Room 8'3" x 5'10" (2.54 x 1.78)



Textured and coved ceiling, skimmed walls, wood effect laminate flooring, wall mounted gas combination boiler, space and plumbing for a washing machine and tumble dryer, space for a fridge/freezer, uPVC double glazed window to the side, uPVC double glazed door to the side providing access into the side garden and rear courtyard, door into:-

### Shower Room 8'0" x 4'0" (2.45 x 1.23)



PVC panelled ceiling, PVC panelled walls, tiled flooring, chrome heated towel rail, three piece suite comprising a wet room style shower with dual shower head, vanity wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

### First Floor

### Landing



Textured and coved ceiling with spotlights, skimmed walls with dado rail, fitted carpet, column radiator, four doors off:-

### Bedroom One 14'3" x 10'5" (4.35 x 3.20)



Skimmed and coved ceiling, skimmed and papered walls, fitted carpet, radiator, fitted shaker style mirrored sliding door wardrobes, two uPVC double glazed windows to the front.

Bedroom Two 11'7" x 10'5" (3.54 x 3.20)



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

Bedroom Three 13'10" x 10'2" (4.23 x 3.12)



Textured and coved ceiling, skimmed walls, fitted carpet, radiator, fitted sliding door wardrobe, uPVC double glazed window to the rear.

Bathroom 9'6" 6'7" (2.91 2.03)



Skimmed and coved ceiling with spotlights, papered and tiled walls, tile effect vinyl flooring, radiator, three piece suite comprising a wall mounted oval bath, pedestal wash hand basin and a low level W.C., storage cupboard via folding door, uPVC double glazed window with obscured glass to the side.

#### Outside

#### Front & Side Garden



Entry via a wrought iron pedestrian gate, paved steps leading up to the forecourt, area laid with artificial turf. paved pathway leading to the property entrance, side garden is laid to patio and makes a fantastic seating area, bordered with block walls and wrought iron railings.

#### Side & Rear Courtyard

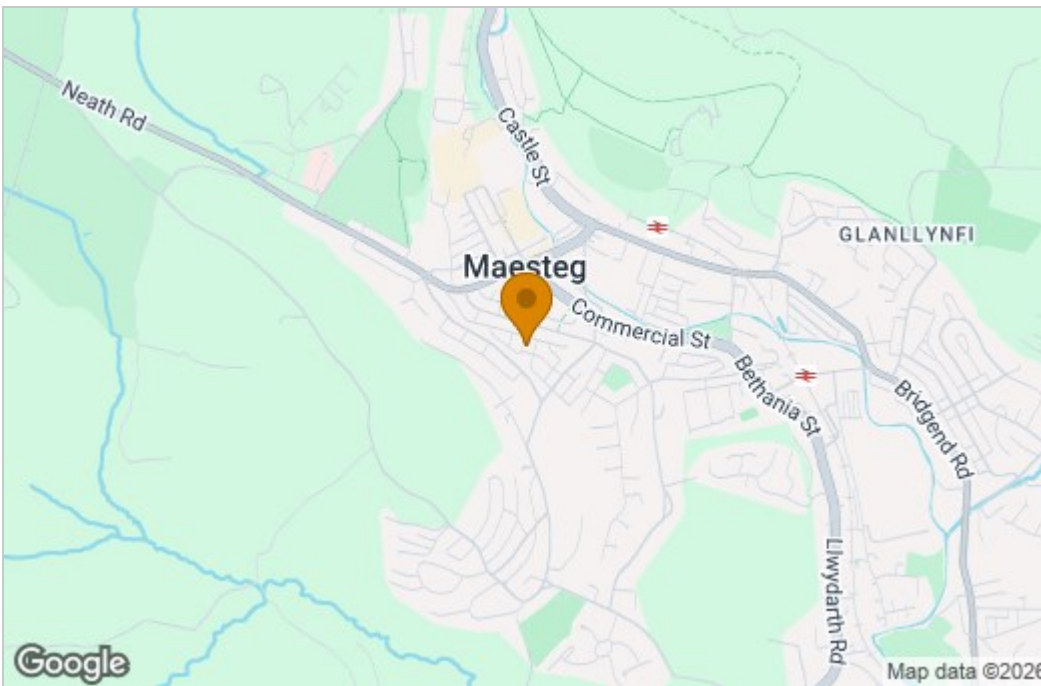


Courtyards laid to concrete with storage shed to the rear, wrought iron pedestrian gate to the side providing side access, bordered with block walls.

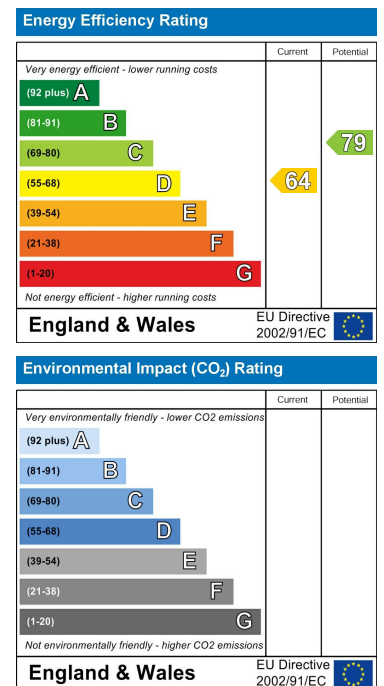
# Floor Plan



# Area Map



# Energy Efficiency Graph



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