



2 Station Street, Maesteg, CF34 9AL

£150,000

Ferriers Estate Agents are pleased to offer for sale this immaculately presented two bedroom, terraced property which is in a desirable location. Conveniently located for access to Maesteg Town Centre and all its amenities, as well as local schools and public transport links. The accommodation briefly comprises:- entrance hallway, lounge / diner and an open plan kitchen / diner to the ground floor. Landing, two double bedrooms and a family bathroom to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout and a north east facing, enclosed, low maintenance rear garden. This is an ideal starter home that combines style, comfort and convenience - ready to move straight into!

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

EPC Rating = D.

Council Tax Band = B.

Ground Floor

Entrance Hallway



Entry via a uPVC double glazed door, textured ceiling, skimmed walls, wood effect laminate flooring, radiator, carpeted staircase leading to the first floor, oak door into:-

Lounge / Diner



Textured and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, under stairs storage cupboard, uPVC double glazed window to the front, oak bi-folding door into:-

Kitchen / Diner

Kitchen Area 6'11" x 10'0" (2.12 x 3.07)



Tongue & groove ceiling, skimmed walls with tiled splash backs, tiled flooring, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage, integrated electric oven and hob, space and plumbing for a washing machine, space for an under counter fridge and freezer, uPVC double glazed window with obscured glass to the rear, uPVC double glazed door with obscured glass to the rear providing access into the rear garden, step up into:-

Dining Area 7'6" x 10'10" (2.30 x 3.31)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the rear.

First Floor

Landing



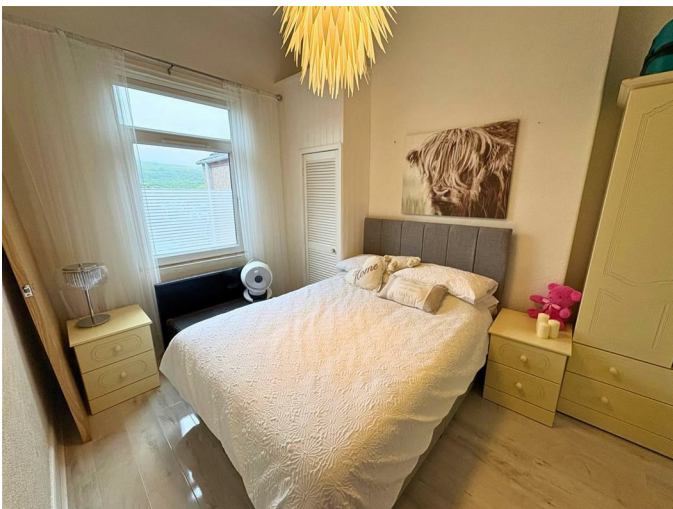
Skimmed ceiling with loft access, skimmed walls, fitted carpet, three doors off:-

Bedroom One 12'11" x 10'7" (3.94 x 3.25)



Papered and coved ceiling, papered walls, wood effect laminate flooring, radiator, fitted wardrobes, two uPVC double glazed windows to the front.

Bedroom Two 8'7" x 12'2" (2.62 x 3.73)



Papered and coved ceiling, papered walls, wood

effect laminate flooring, radiator, storage cupboard housing the gas combination boiler, uPVC double glazed window to the rear.

Bathroom 7'4" x 10'1" (2.26 x 3.09)



Skimmed ceiling, tiled walls, tiled flooring, vertical contemporary radiator, four piece suite comprising a double shower enclosure, freestanding bath, vanity wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the side.

Outside

Rear Garden



An low-maintenance garden - ideal for outdoor dining, entertaining or relaxing, enclosed by fencing and established greenery, the garden enjoys a private feel whilst benefitting from delightful valley views.

Disclaimer

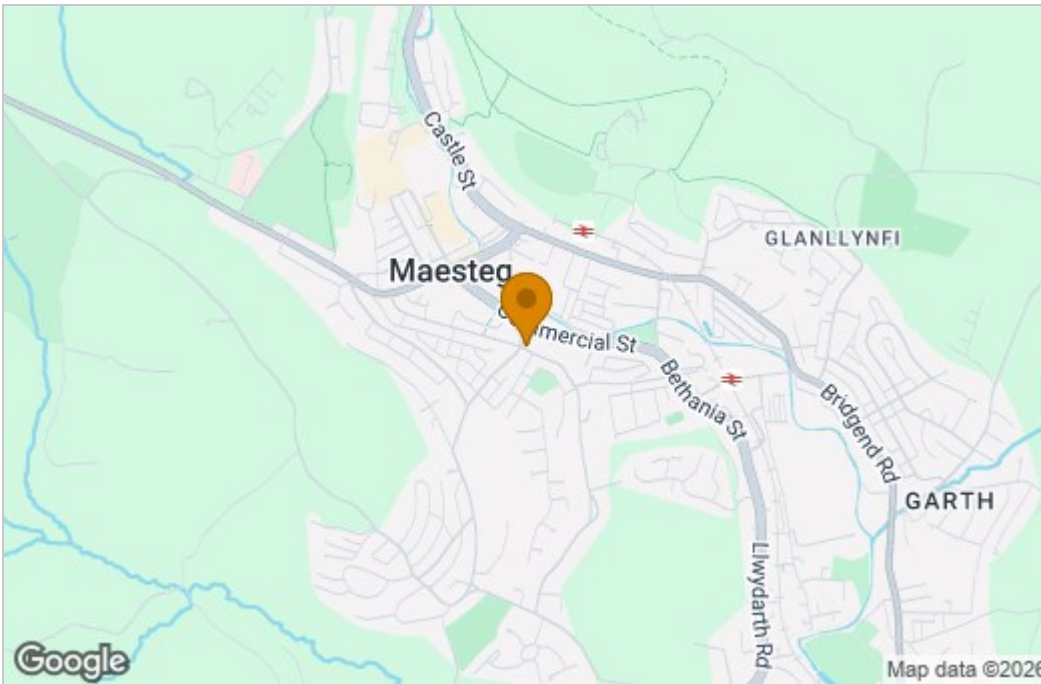
The information contained within this advertisement is intended as a guide only and does not constitute an offer or contract. While every effort has been made to ensure accuracy, measurements are approximate and provided for indicative purposes

only. All marketing content remains the copyright of Ferriers Estate Agents and may not be copied or reproduced without prior written consent. Marketing images are for illustrative purposes. Contents and furnishings are excluded from the sale unless expressly stated otherwise.

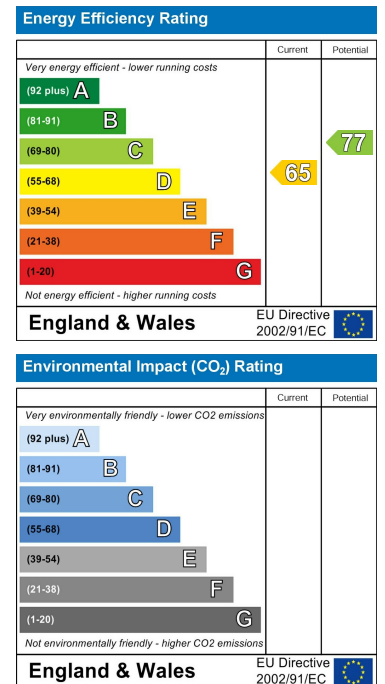
Floor Plan



Area Map



Energy Efficiency Graph



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.