



3a Picton Place, Maesteg, CF34 0HS

£145,000

We are pleased to offer For Sale, this delightful terraced property in the charming area of Picton Place, Maesteg which presents an excellent opportunity for those seeking a comfortable and inviting home. The location is particularly desirable, with local amenities, schools, and transport links within easy reach, making it an ideal choice for families and professionals alike.

The accommodation briefly comprises porch, a well-proportioned living space that is perfect for both relaxation and entertaining, kitchen and W.C. to the ground floor. Landing, three bedrooms which are generously sized, providing a peaceful retreat at the end of the day and a bathroom which is well-appointed, featuring modern fixtures that enhance the overall convenience of the home.

The property further benefits from uPVC double glazing throughout, gas central heating via combination boiler, rear garden, pedestrian access to side and off road parking to rear.

Do not miss the chance to make this charming property your new home.

Tenure - Freehold (TBC by a legal representative)

EPC = D

Council Tax = B

GROUND FLOOR

Porch



Entry via uPVC double glazed door. Skimmed ceiling and walls, tiled flooring and door to;

Lounge 16'4" x 16'0" (5.0 x 4.9)



Skimmed ceiling and walls, fitted carpet, two radiators, uPVC double glazed window to front, carpeted stairs to first floor and door to:

Inner Hallway

Skimmed ceiling and walls, tiled flooring, under stairs storage cupboard, open to kitchen and door to:

W.C. 6'2" x 3'3" (1.9 x 1.0)



Skimmed ceiling, skimmed and tiled walls, chrome towel rail radiator, uPVC double glazed window with obscured glass to rear and a two piece suite comprising a low level W.C. and pedestal wash hand basin.

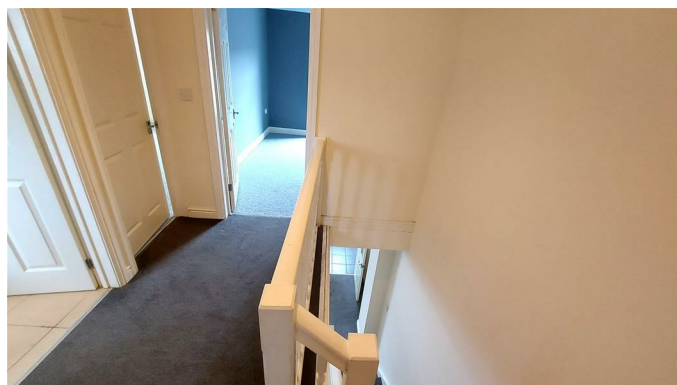
Kitchen 11'5" x 9'10" (3.5 x 3.0)



Skimmed ceiling with spotlights, skimmed and tiled walls, tiled flooring, wall mounted gas combination boiler enclosed in a matching kitchen cupboard, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage, integrated oven, hob and extractor, space for washing machine and fridge freezer, uPVC double glazed window and door to side.

FIRST FLOOR

Landing



Skimmed ceiling with loft access, skimmed walls, fitted carpet and four doors off.

Bedroom One 14'9" x 8'2" (4.5 x 2.5)



Skimmed ceiling and walls, fitted carpet, radiator and uPVC double glazed window to side.

Bedroom Two 11'5" x 9'10" (3.5 x 3.0)



Skimmed ceiling and walls, fitted carpet, radiator and uPVC double glazed window to side.

Bedroom Three 11'5" x 8'2" (3.5 x 2.5)



Skimmed ceiling and walls, fitted carpet, radiator and uPVC double glazed window to side.

Bathroom 7'10" x 6'2" (2.4 x 1.9)



Skimmed ceiling, skimmed and tiled walls, tiled flooring, chrome towel rail radiator, uPVC double glazed window with obscured glass to rear and three piece suite comprising a panel bath with shower over and privacy screen, low level W.C. and pedestal wash hand basin.

OUTSIDE

Rear Garden



Area laid to patio, wooden pedestrian gate offering side access, further area laid to lawn and gate offering access to:

Off Road Parking

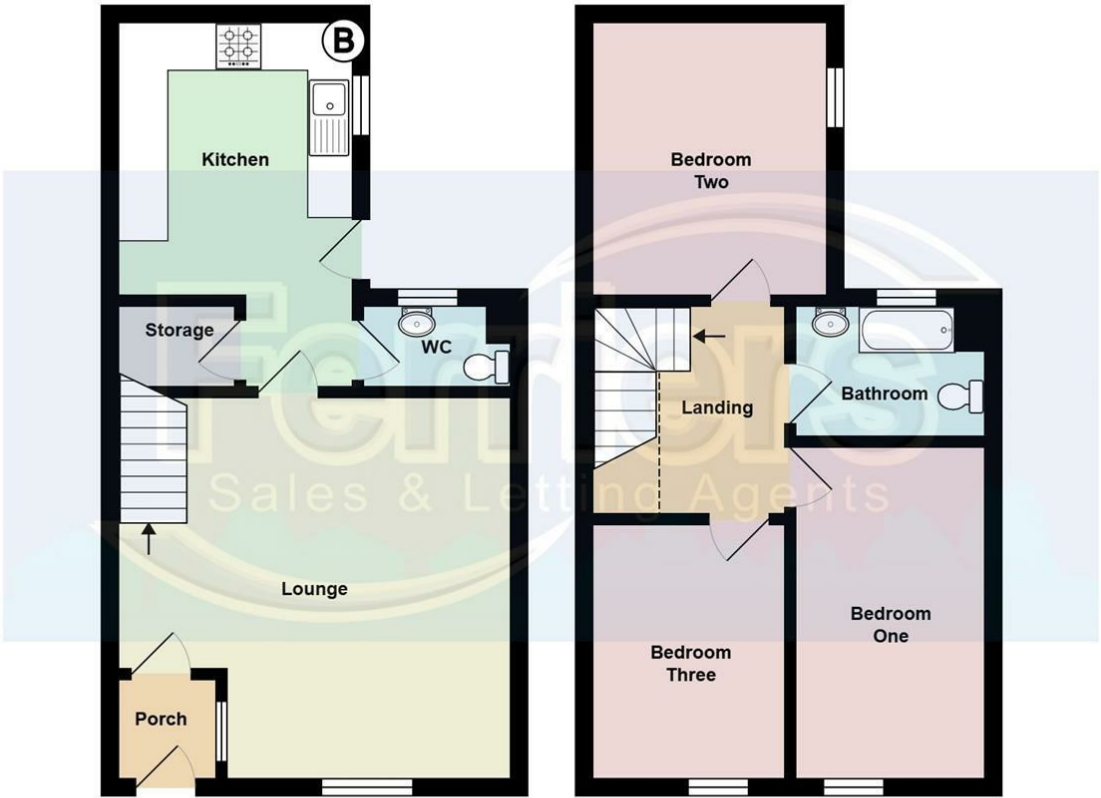


An open area laid to tarmac which offers parking for two vehicles.

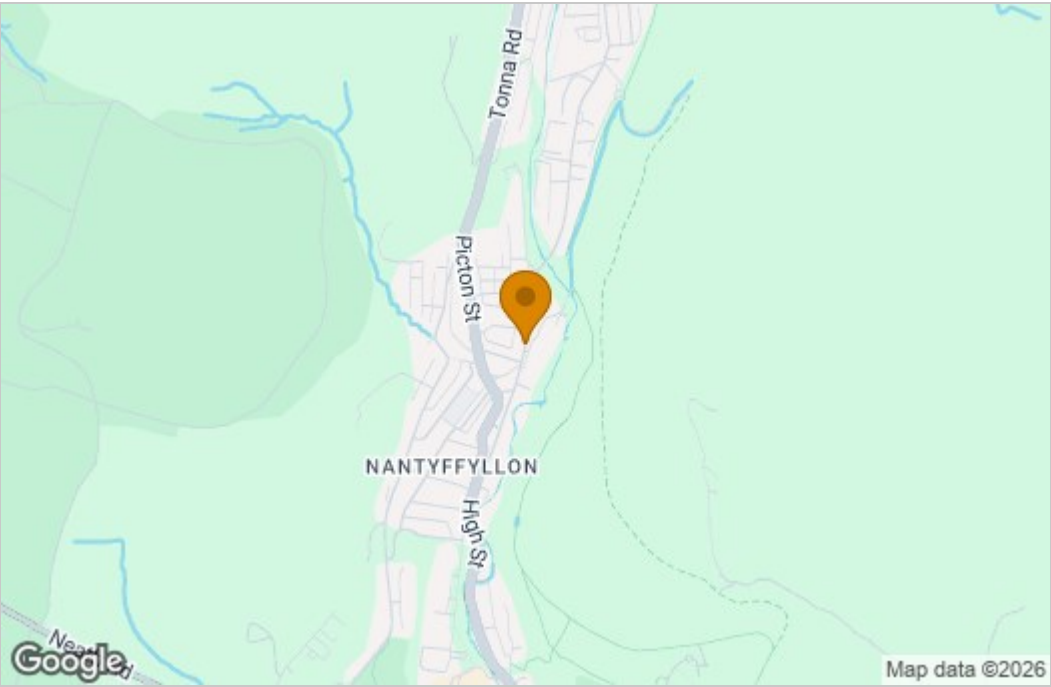
Disclaimer

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.

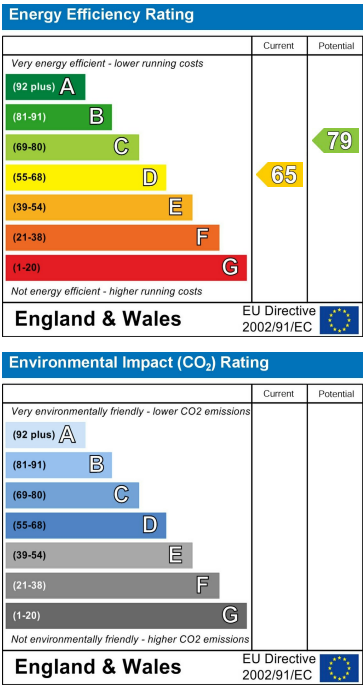
Floor Plan



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.