



**15 Picton Street, Maesteg, CF34 0HG**  
**Offers Over £110,000**

Ferriers Estate Agents are pleased to offer for sale this two bedroom terraced property in Nantyffyllon. Conveniently located for access to local schools, shops and public transport links. The accommodation briefly comprises:- reception room, kitchen, inner hallway, bathroom and a W.C. to the ground floor. Landing and two bedrooms to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, front garden and an enclosed, large rear garden. This property makes an ideal starter home or investment property!

Tenure = Freehold (to be confirmed by a legal representative).  
EPC Rating = D.  
Council Tax Band = A.

## Ground Floor

### Reception Room 19'0" x 14'1" (5.8 x 4.3)



Entry via a uPVC double glazed door, skimmed and covered ceiling, skimmed walls, wood effect laminate flooring, two radiators, dual aspect - uPVC double glazed windows to the front and rear, under stairs storage cupboard, carpeted staircase leading to the first floor, door into:-

### Kitchen 9'10" x 9'2" (3 x 2.8 )



Textured and covered ceiling, skimmed walls with tiled splash backs, wood effect laminate flooring, radiator, wall mounted gas combination boiler, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage unit with mixer tap, space for a cooker and washing machine, uPVC double glazed window to the side, door to:-

### Inner Hallway

Textured ceiling with loft access, skimmed walls, vinyl flooring, Upvc double glazed door to the rear and two doors off:-

### Bathroom 6'6" x 5'2" (2 x 1.6 )



Textured ceiling, skimmed and tiled walls, tile effect vinyl flooring, radiator, two piece suite comprising a panel bath with shower over and a glass privacy screen and a vanity wash hand basin, uPVC double glazed window with obscured glass to the rear.

### W.C. 3'7" x 3'3" (1.1 x 1)



Textured ceiling, skimmed and tiled walls, tile effect vinyl flooring, low level W.C., uPVC double glazed window with obscured glass to the rear.

## First Floor

## Landing



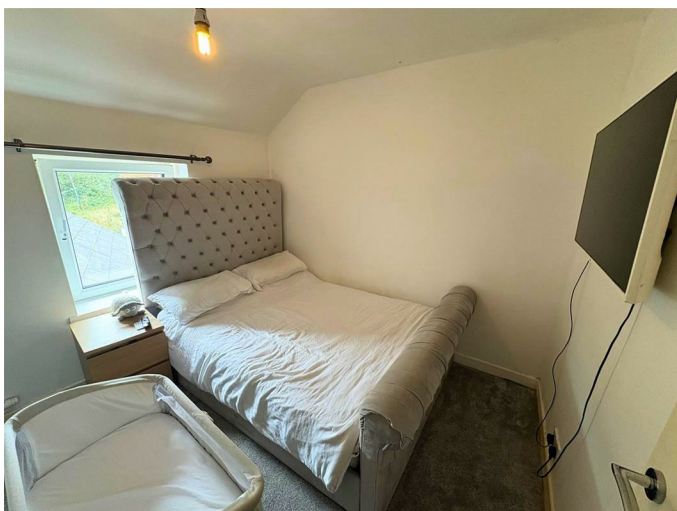
Skimmed ceiling with loft access, skimmed walls, fitted carpet, two doors off:-

## Bedroom One 10'2" x 9'10" (3.1 x 3)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the front.

## Bedroom Two 14'1" x 9'2" (4.3 x 2.8)



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

## Outside

## Front Garden



Area laid to patio, further laid to lawn with a selection of mature plants and shrubs bordered with wrought iron railings and pedestrian gate.

## Rear Garden

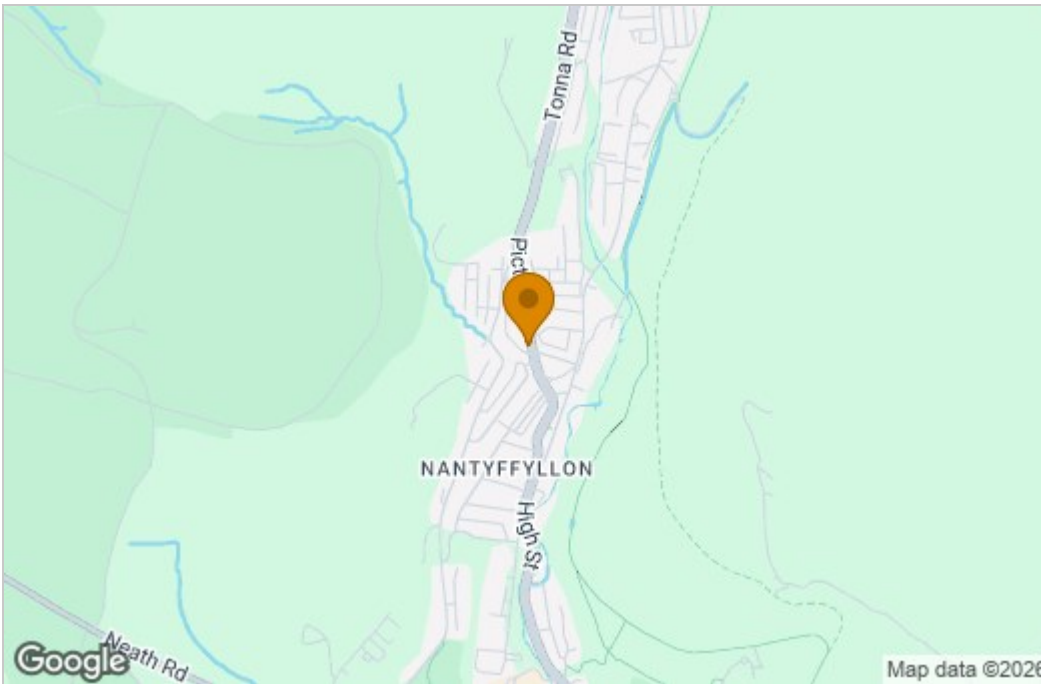


Area laid to concrete, steps leading up to a further area laid to lawn and decorative pea shingle, garden is bordered with wood panel fencing.

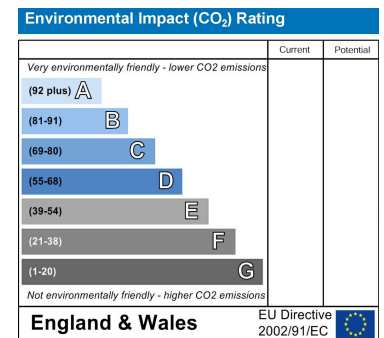
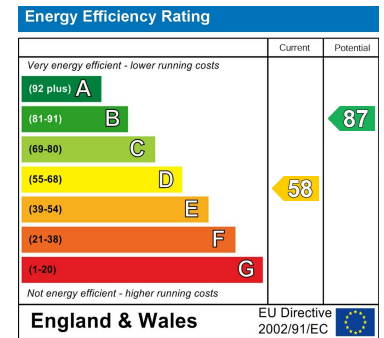
## Floor Plan



## Area Map



## Energy Efficiency Graph



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