



## 20 Christopher Road, Maesteg, CF34 0EJ

**£130,000**

Ferriers Estate Agents are delighted to offer for sale this three bedroom, mid link property situated in Garth, Maesteg. Within easy access of local schools and conveniently located for access to public transport links. The accommodation briefly comprises:- entrance hallway, lounge, kitchen/diner and lean-to to the ground floor. Landing, three bedrooms and a family bathroom to the first floor. The property further benefits from gas central heating via combination boiler as well as solar panels which are owned by the property owner, uPVC double glazing throughout and enclosed front and rear gardens.

Internal viewing is highly recommended.

Please note, this cornish style property (originally of non standard construction) has had the necessary remedial work carried out with a PRC certificate available.

Freehold (to be confirmed by solicitor) EPC Rating = B. Council Tax Band = A.

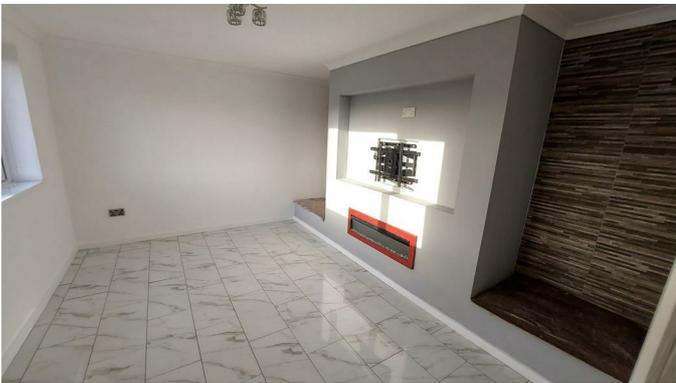
## Ground Floor

### Entrance Hallway



Entry via a composite door, skimmed ceiling, skimmed walls, tiled flooring, radiator, carpeted stairs to the first floor, under stairs storage cupboard and two doors off:-

### Lounge 13'5" x 11'1" (4.1 x 3.4)



Skimmed and coved ceiling, skimmed walls with feature chimney breast with electric inset fire and tiled alcoves, tiled flooring, vertical contemporary radiator and uPVC double glazed window to the front.

### Kitchen / Diner 19'8" x 8'6" (6 x 2.6)



Skimmed ceiling with spotlights, skimmed walls, tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl sink drainer, integrated appliances to include an oven, hob and extractor hood above, uPVC double glazed window and door to the rear.

## First Floor

### Landing



Skimmed ceiling with loft access, skimmed and papered walls, vinyl flooring and four doors off:-

### Bedroom One 15'8" x 8'6" (4.8 x 2.6)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, storage cupboard housing a gas combination boiler, radiator and uPVC double glazed window to the rear.

### Bedroom Two 10'5" x 9'10" (3.2 x 3.0)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, storage cupboard and uPVC double glazed window to the front.

### Bedroom Three 8'10" x 7'10" (2.7 x 2.4)



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

### Bathroom 7'2" x 5'6" (2.2 x 1.7)



Skimmed ceiling with spotlights, tiled walls, tiled flooring, vertical contemporary radiator, three piece suite comprising a panel bath with shower over and privacy screen, vanity wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

### Outside

#### Front Garden

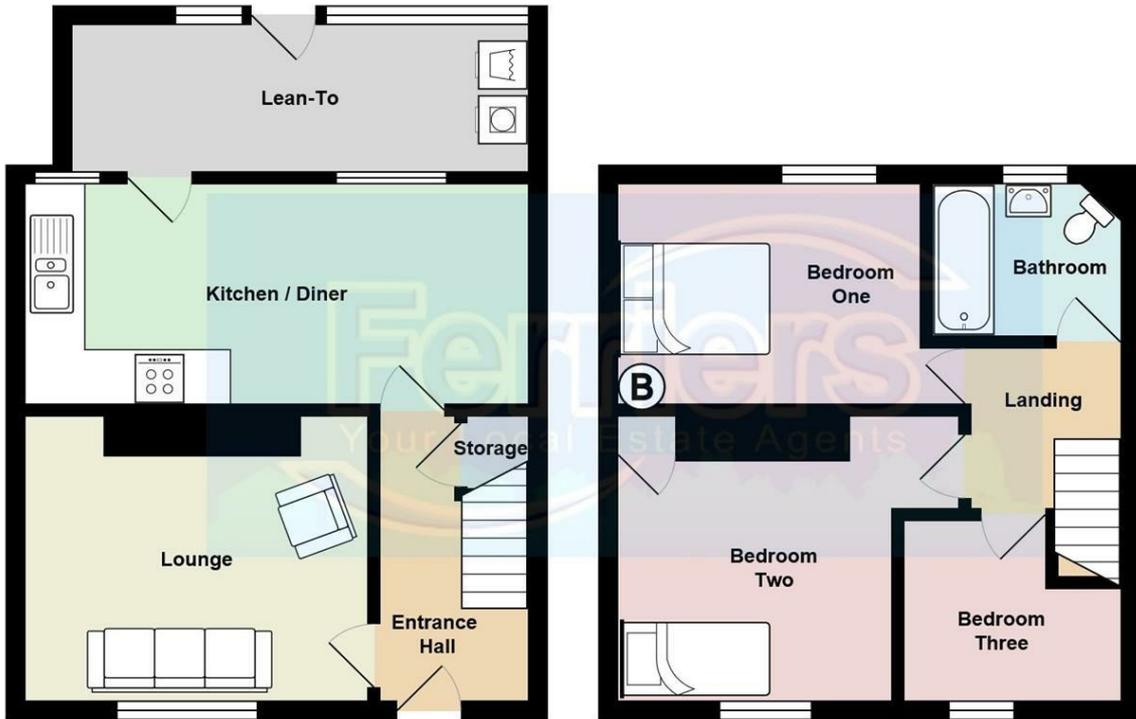
Area laid to lawn, bordered with block wall and wood panelled fencing.

#### Rear Garden

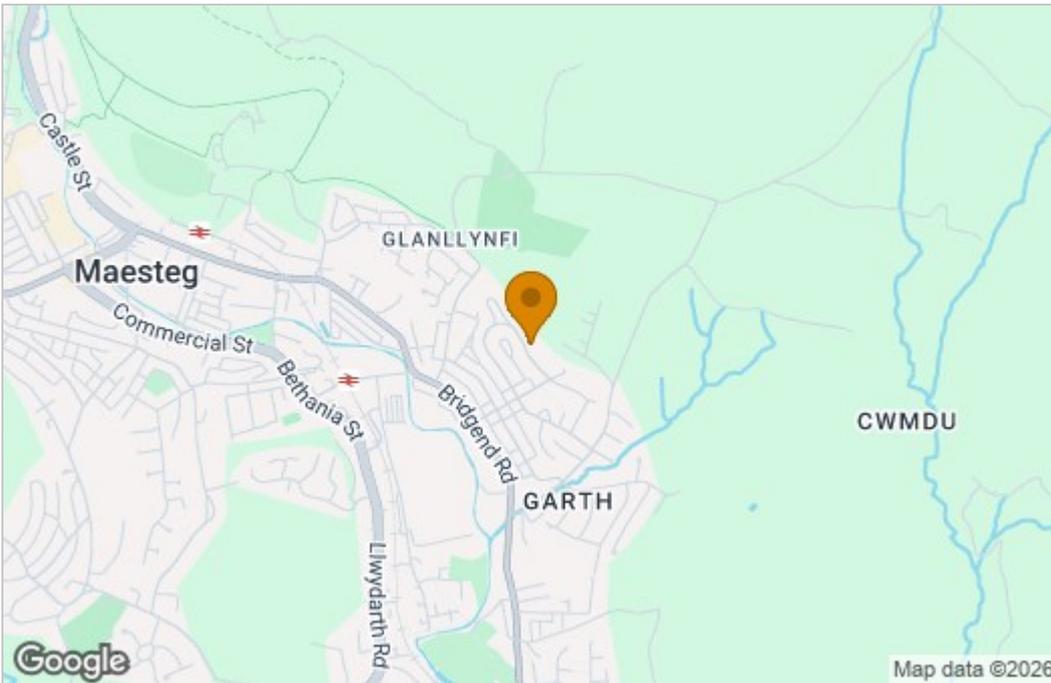


Area laid to decking, further area laid to lawn, bordered with wood panelled fencing and wooden gate to side offering access to front garden.

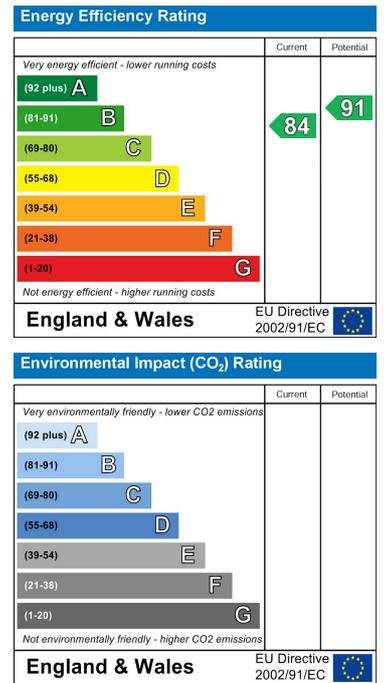
# Floor Plan



# Area Map



# Energy Efficiency Graph



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