34 Gelli Street, Maesteg, CF34 0RN

£84,995

Ferriers Estate Agents are pleased to offer for sale this three bedroom, terraced property in a popular area of Caerau. The property is perfectly located for access to a local primary school and offers easy access to public transport links towards Maesteg and Port Talbot. The accommodation briefly comprises:- entrance hallway, two reception rooms, kitchen and a bathroom to the ground floor. Landing and three bedrooms to the first floor. The property further benefits from gas central heating via combination boiler, partial uPVC double glazing, an enclosed rear garden with large shed/workshop and is being sold with no on-going chain! This property would also make a suitable refurbishment "flip" or an investment for a landlord to add to their portfolio.

Tenure=Freehold (TBC by a legal representative)

EPC=D

Council Tax band=A

Ground Floor

Porch
Entry via uPVC double glazed door. Papered ceiling, wood panelled walls, vinyl flooring and door to:

Hallway
Papered and coved ceiling, papered walls, fitted carpet, carpeted stairs to first floor and two doors off.

Reception Room One 11'9" x 8'10" (3.6 x 2.7)

Papered and coved ceiling, papered walls, fitted carpet, radiator, uPVC double glazed window to front and double doors to:

Reception Room Two

Kitchen/Diner 12'5" x 11'5" (3.8 x 3.5)
Textured and coved ceiling, papered walls, fitted carpet, radiator, coal effect gas fire set on a marble hearth and surround with a wooden mantle, window to kitchen and door to:

Dining Area 12'1" x 7'10" (3.7 x 2.4)

Wood panelled ceiling, papered and wood panelled walls, fitted carpet, radiator, door to bathroom and open to:

Kitchen 8'10" x 7'6" (2.7 x 2.3)

Skimmed ceiling, tiled walls and floor, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainer, space for cooker, washing machine, cooker and fridge freezer, high level windows with obscured glass to side and window and door to rear.

Bathroom 9'6" x 6'6" (2.9 x 2.0)

Textured ceiling, Skimmed and tiled walls, fitted carpet, radiator, uPVC double glazed window with obscured glass to rear, a three piece suite comprising a shower cubicle, panel bath, pedestal wash hand basin and door to:

W.C 3'11" x 3'3" (1.2 x 1.0)
Textured ceiling and walls, tiled floor, uPVC double glazed window with obscured glass to side and a low level W.C

First Floor

Landing

Papered ceiling with loft access. papered walls, fitted carpet, window to rear and three doors off.

Bedroom One 12'5" x 9'2" (3.8 x 2.8)

Papered and coved ceiling, papered walls, fitted carpet and uPVc double glazed window to front.

Bedroom Two 10'5" x 8'2" (3.2 x 2.5)

Skimmed ceiling, papered walls, fitted carpet, wall mounted gas combination boiler and uPVC double glazed window to rear.

Bedroom Three 9'6" x 6'6" (2.9 x 2.0)

Textured ceiling, papered walls, fitted carpet and uPVC double glazed window to front.

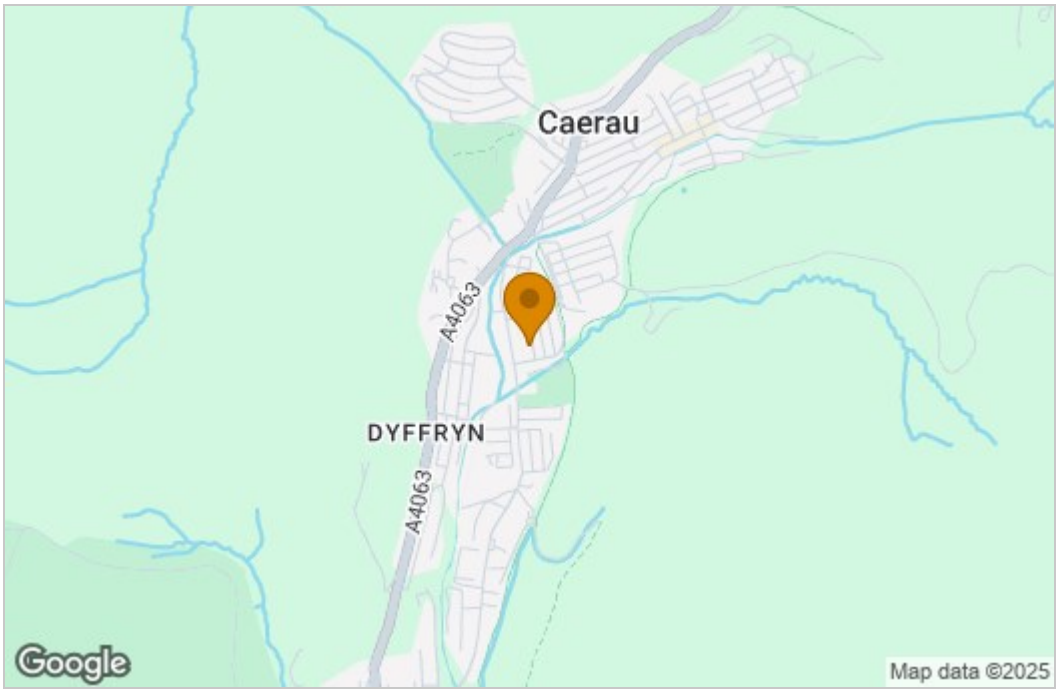
Outside

Rear Garden

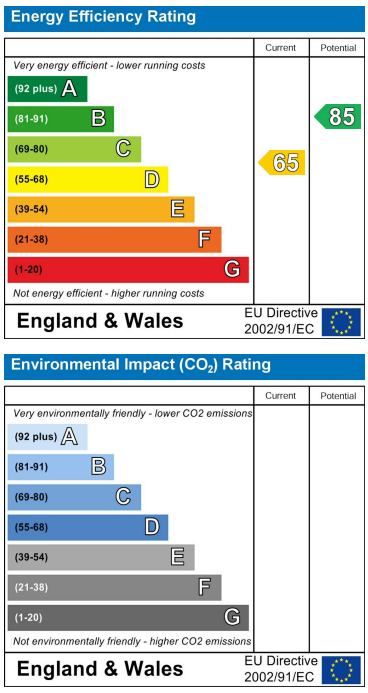
Area laid to concrete with access to a large shed/workshop which has lighting and power points.

Floor Plan

Area Map



Energy Efficiency Graph



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