



20 Gelli Street, Maesteg, CF34 0RN

Offers In The Region Of £145,000

Ferriers Estate Agents are delighted to offer for sale this immaculately presented, three bedroom end-of-terrace property situated in the close knit community of Caerau. The property benefits from recent refurbishment and has been maintained to an exceptionally high standard throughout. It's 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, lounge / diner, 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, new uPVC double glazing, oak internal doors throughout, enclosed rear garden and a large shed which could be utilised as a garage (with the addition of an up-and-over door). This property is the ideal first time buyer's home due to it's turn key condition and is being sold with no on-going chain!

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

EPC Rating = D.

Council Tax Band = A.

Ground Floor

Entrance Hallway



Entry via a composite front door, skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, carpeted staircase leading to the first floor, opening into:-

Lounge / Diner 12'8" x 21'9" (3.87 x 6.63)



Skimmed ceiling with spotlights, skimmed walls, wood effect laminate flooring, two radiators, under stairs storage cupboard, dual aspect - uPVC double glazed windows to the front and rear, solid oak door into:-

Kitchen 8'11" x 10'7" (2.73 x 3.24)



Skimmed ceiling with spotlights, skimmed walls with tiled splashbacks, tiled flooring, a range of base and wall mounted units with a complementary work surface housing a ceramic sink/drainage with mixer tap, integrated appliances include an eye level oven, ceramic hob with an angled extractor above and a fridge/freezer, uPVC double glazed window to the side, uPVC double glazed door to the side providing access into the rear garden, door into:-

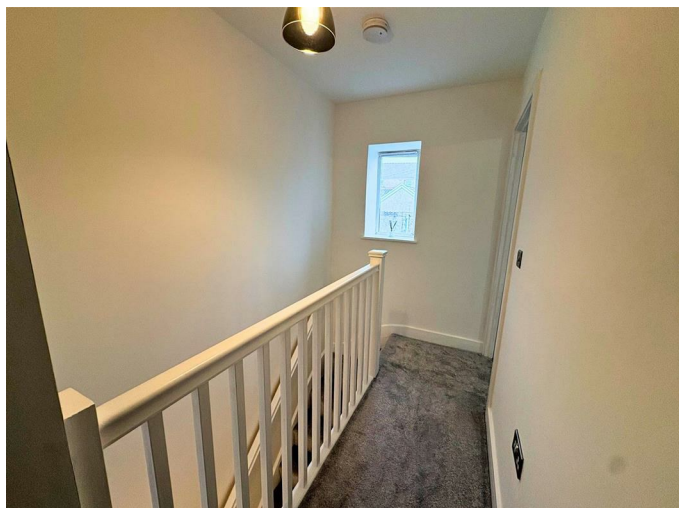
Bathroom 9'9" x 4'6" (2.98 x 1.38)



Skimmed ceiling with spotlights, skimmed and tiled walls, tiled flooring, heated towel rail, three piece suite comprising a panel bath with rainfall shower over and glass privacy screen, vanity wash hand basin and a low level W.C. with concealed cistern, two uPVC double glazed windows with obscured glass - one to the side and one to the rear.

First Floor

Landing



Skimmed ceiling, skimmed walls, fitted carpet, uPVC double glazed window to the rear, three doors off:-

Bedroom One 8'9" x 12'7" (2.68 x 3.86)



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

Bedroom Two 10'2" x 8'6" (3.11 x 2.60)



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

Bedroom Three 6'10" x 13'0" (2.10 x 3.97)



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

Outside

Rear Garden



Area laid to concrete, steps leading to the main tier of the garden which is laid with decorative chippings, steps leading up to the shed / garage, bordered with block walls.

Shed / Garage 17'10" x 16'6" (5.46 x 5.04)

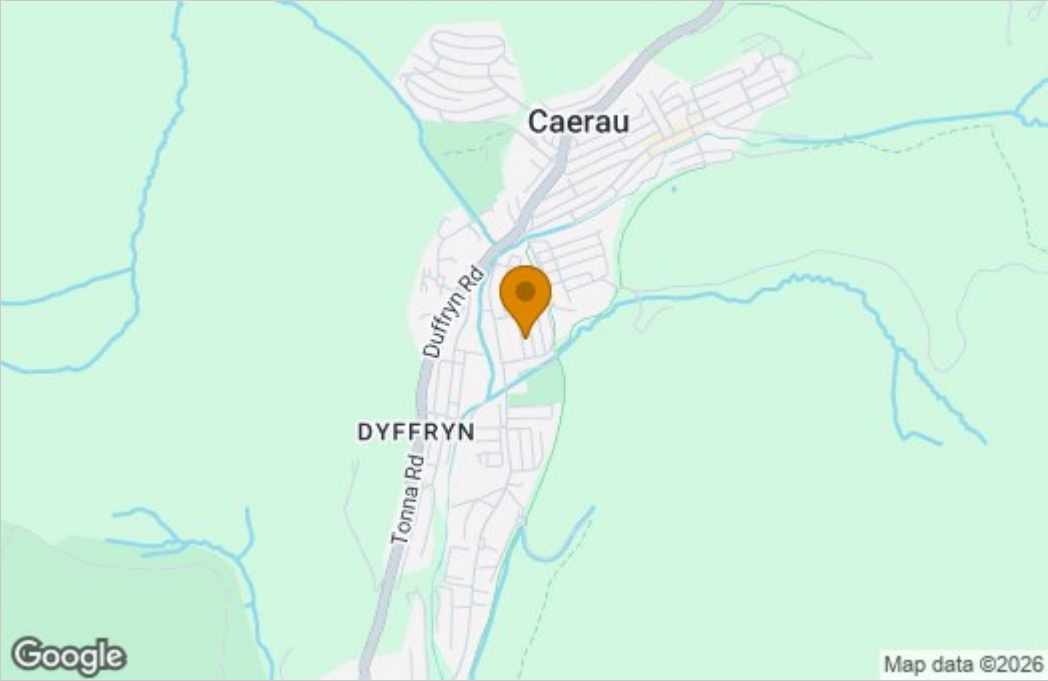


A larger than average block built shed which can be utilised as a double garage with the installation of an up-and-over door, wooden single glazed window to the rear looking out onto the rear garden.

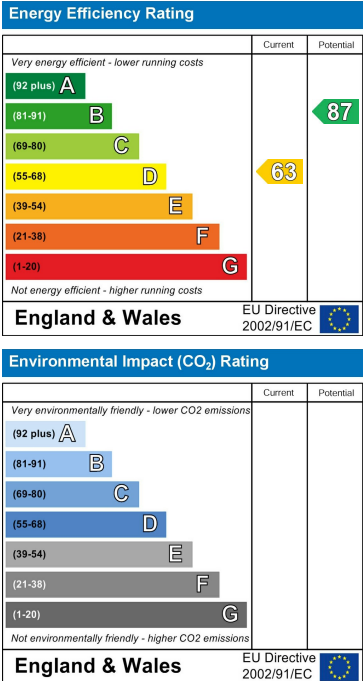
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.