



97 Hermon Road, Maesteg, CF34 0AU
O.I.R.O £99,950

Ferriers Estate Agents are delighted to offer for sale this two 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:- lounge, kitchen / breakfast room and a cloakroom to the ground floor. Landing, two bedrooms and a bathroom to the first floor. The property further benefits from gas central heating via a combination boiler, uPVC double glazing throughout, an allocated parking space in the communal car park just down from the property and an enclosed rear courtyard with rear lane access. This would make an ideal home for a first time buyer, a young professional or anyone looking to start or grow a property portfolio. Sold with no on-going chain!

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

EPC Rating = C.

Council Tax Band = B.

Ground Floor

Lounge 13'8" x 14'9" (4.18 x 4.51)



Entry via a uPVC double glazed door, skimmed and coved ceiling, skimmed walls with papered feature wall, wood effect laminate flooring, radiator, carpeted staircase leading to the first floor, under stairs storage cupboard, uPVC double glazed window to the front, door into:-

Kitchen / Breakfast Room 13'8" x 9'3" (4.18 x 2.82)



Skimmed and coved ceiling, skimmed walls with tiled splash backs, vinyl flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drain, integrated appliances include an electric oven and four ring gas hob with a chrome chimney style extractor above, space and plumbing for a washing machine, space for a fridge/freezer, wall mounted breakfast bar with space beneath for seating, wall mounted gas combination boiler, uPVC double glazed window to the rear, uPVC double glazed door to the rear providing access into the rear garden, door into:-

Cloakroom 4'1" x 4'10" (1.26 x 1.48)

Skimmed and coved ceiling, skimmed walls, vinyl flooring, radiator, two piece suite comprising a wall mounted wash hand basin and a low level W.C.

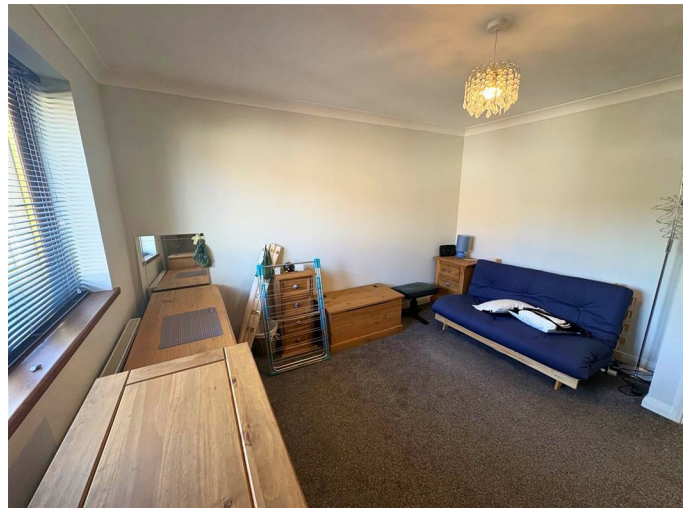
First Floor

Landing



Skimmed and coved ceiling with loft access, skimmed walls, fitted carpet, three doors off:-

Bedroom One 10'6" x 12'3" (3.21 x 3.75)



Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator, built-in wardrobe / storage cupboard with shelving, uPVC double glazed window to the front.

Bedroom Two 8'5" x 11'3" (2.58 x 3.45)



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

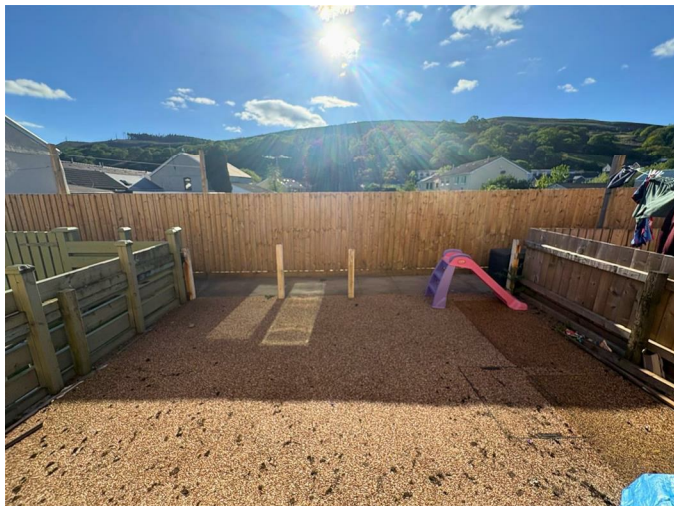
Bathroom 4'9" x 7'10" (1.47 x 2.40)



Skimmed and coved ceiling, skimmed and tiled walls, vinyl flooring, chrome heated towel rail, three piece suite comprising a panel bath, wall mounted wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

Outside

Rear Courtyard

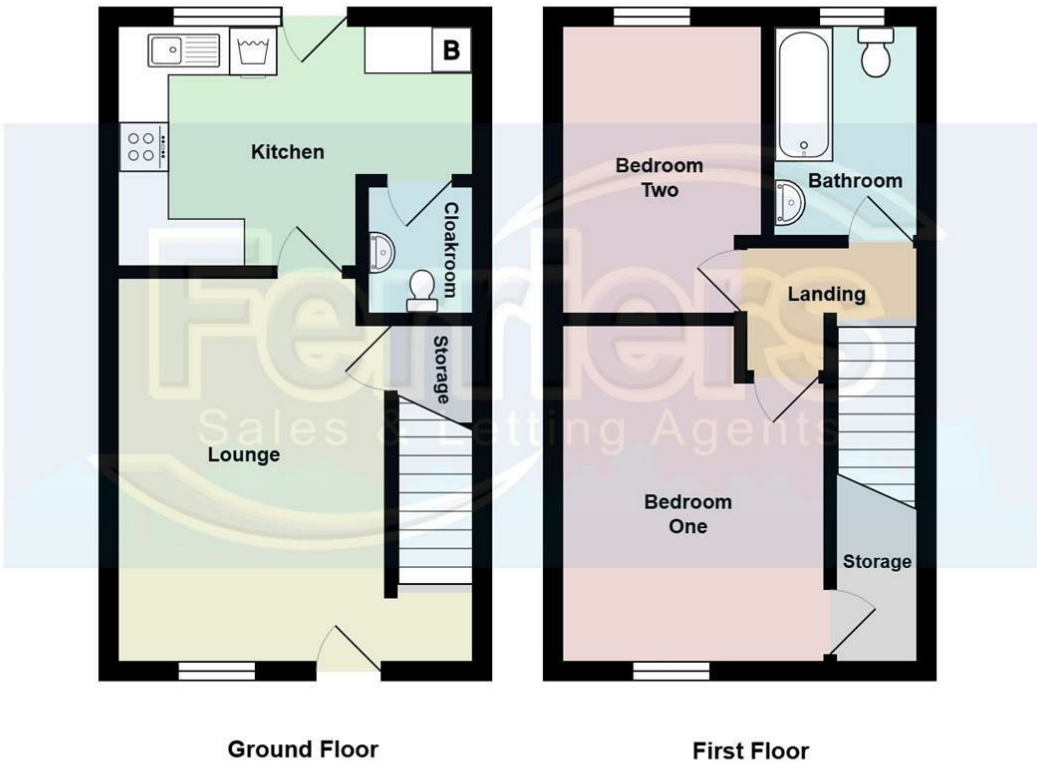


Courtyard laid to resin, bordered with wood panelled fencing, rear lane access.

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.

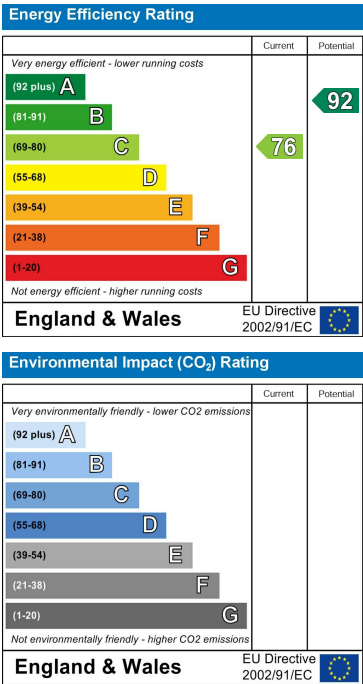
Floor Plan



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.