



## **12 Talbot Terrace, Maesteg, CF34 9YA**

**Offers Over £165,000**

Ferriers Estate Agents are delighted to offer this three bedroom terraced property which offers so much more than expected from a terraced property. Located within walking distance of Maesteg Town Centre and all its amenities, including public transport links, this property will tick many boxes for many people. The accommodation briefly comprises an entrance porch, reception room, kitchen and utility room to the ground floor. Landing, three bedrooms and shower room to the first floor. The property further benefits from uPVC double glazing, gas central heating via a combination boiler, off road parking, enclosed rear garden which includes a large summer house with bar and pool table (to remain), an enclosed seating area beyond, as well as two wooden sheds. Early viewing is highly recommended to appreciate the space on offer. EPC rating = D. Council tax band = B.

## Ground Floor

### Porch

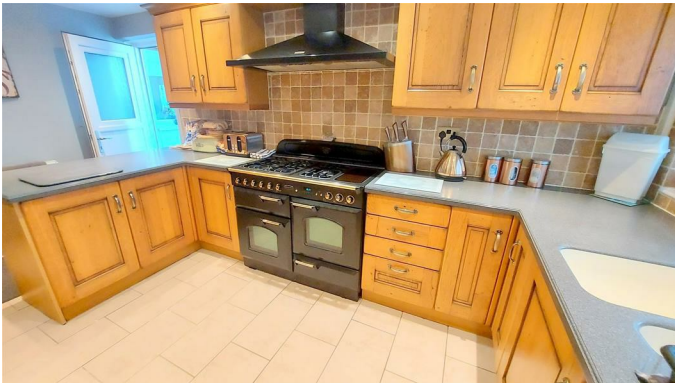
Entry via a Upvc double glazed door, skimmed ceiling, skimmed walls, tiled effect laminate flooring, door into:-

### Reception Room 19'0" x 13'9" (5.8 x 4.2)



Textured and covered ceiling, skimmed walls, solid wood flooring, radiator, stairs to the first floor, coal effect gas fire with a slate hearth and a wooden mantle, Upvc double glazed window and patio doors to the front, Upvc double glazed window to the rear, door into:-

### Kitchen 15'8" x 10'2" (4.8 x 3.1)



Skimmed ceiling with spotlights, skimmed walls with tiles to splashbacks, tiled flooring, radiator, range of farmhouse style base and wall mounted units, solid wood doors with a complementary work surface housing a one and a half bowl ceramic sink drainer, range cooker with six ring hob (to remain), integrated dishwasher, american style fridge/freezer (to remain), Upvc double glazed stable style door to side, Upvc double glazed window to rear.

### Utility Room 8'6" x 7'2" (2.6 x 2.2)



Skimmed ceiling with spotlights, skimmed walls, wood effect laminate flooring, radiator, base unit with sink and drainer, plumbing for washing machine and tumble dryer, Upvc double glazed window to the rear

## First Floor

### Landing



Textured ceiling with loft access, skimmed walls, wood effect laminate flooring, four doors off:-

### Bedroom One 11'9" x 10'5" (3.6 x 3.2)



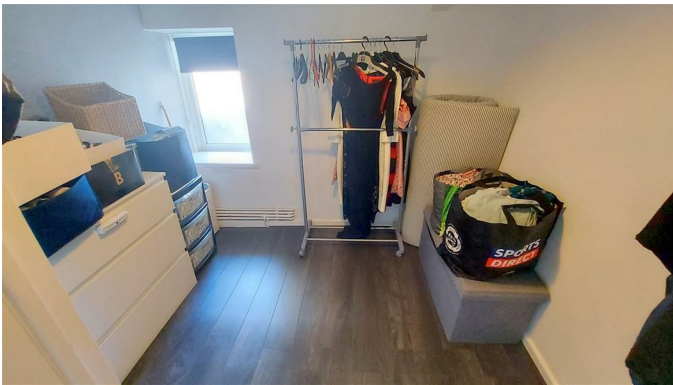
Textured ceiling, skimmed walls, wood effect laminate flooring, radiator, Upvc double glazed window to the front, fitted wardrobes

### Bedroom Two 9'10" x 9'2" (3 x 2.8)



Textured ceiling, skimmed walls, wood effect laminate flooring, radiator, Upvc double glazed window to the rear

### Bedroom Three 8'2" x 7'10" (2.5 x 2.4)



Textured ceiling, skimmed and papered walls, wood effect laminate flooring, radiator, Upvc double glazed window to the rear, cupboard housing gas combination boiler

### Shower Room 6'6" x 6'2" (2 x 1.9)



Textured ceiling, skimmed and partially tiled walls, tile effect laminate flooring, radiator, three piece suite comprising a quadrant shower cubicle, vanity unit and wash hand basin, low level W.C, Upvc double glazed window with obscured glass to side

### Outside

### Front garden



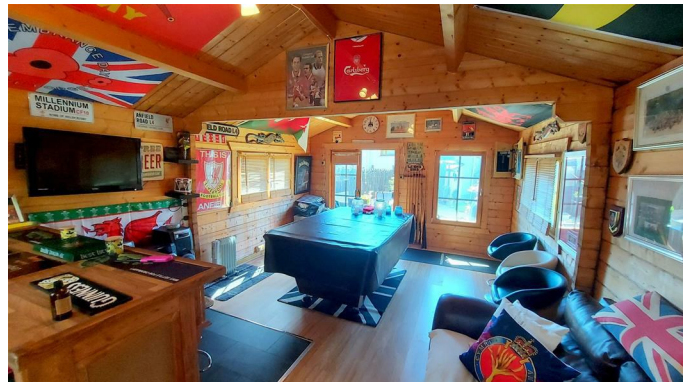
A recently laid driveway suitable for several vehicles.

### Rear Garden



Area laid to concrete, steps leading to further areas which are laid with artificial turf, a further area laid with decorative pea shingle, access into:-

### Summer House 19'4" x 12'9" (5.9 x 3.9)

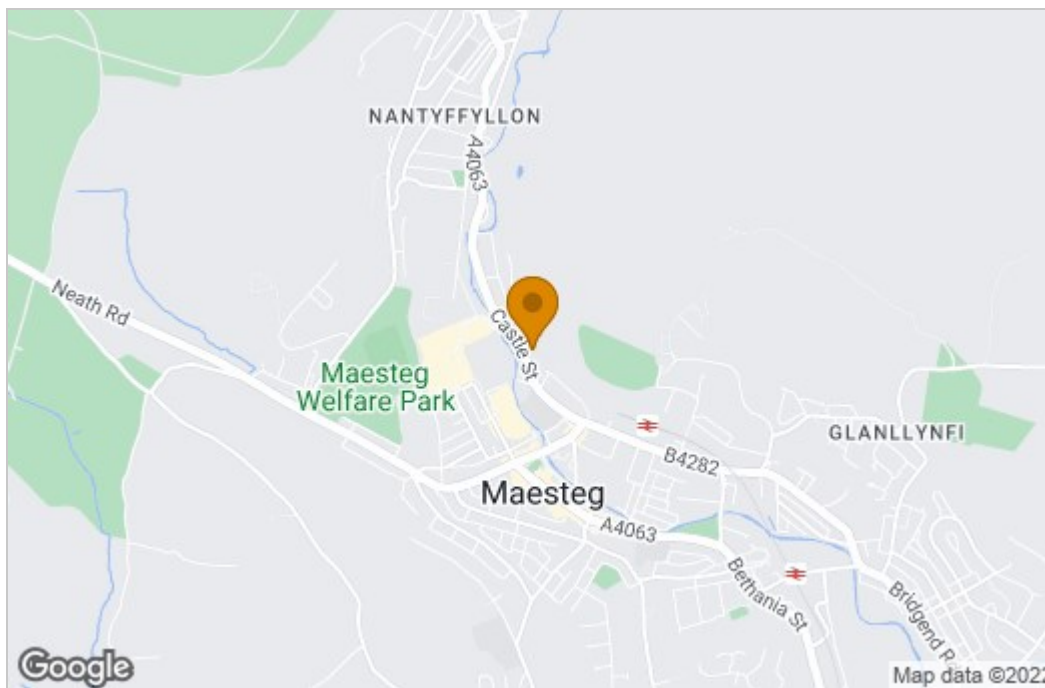


Timber clad ceiling and walls, wood effect laminate flooring, windows to side and rear, pool table (to remain), bar (to remain), french doors to the front, single door to the rear leading to sheltered seating area laid with decking, steps leading to a further area which is laid to patio and two wooden sheds

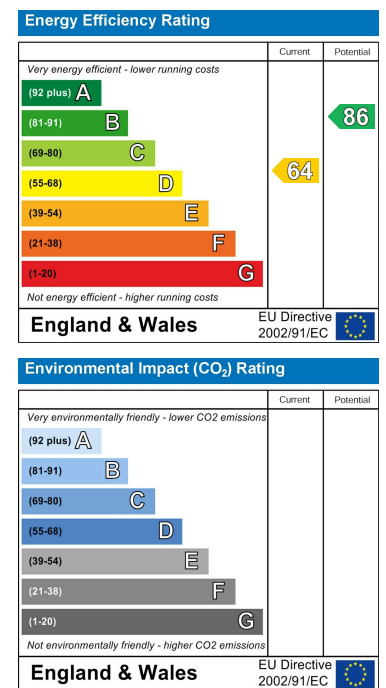
# Floor Plan



# Area Map



# Energy Efficiency Graph



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