



## 45 Maiden Street, Maesteg, CF34 9HR

**£150,000**

We're delighted to offer For Sale this delightful terraced house in the charming area of Maiden Street, Maesteg. This property presents an excellent opportunity for those seeking a comfortable family home. The location is well-connected, providing easy access to local amenities, schools, and transport links, making it a practical choice for everyday living.

The accommodation briefly comprises an entrance hallway, a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings with family, a well-appointed kitchen, inner hallway and bathroom to the ground floor. The first floor has a landing and three spacious bedrooms, offering ample room for relaxation and personal space, making it ideal for families or those looking to accommodate guests.

The property further benefits from uPVC double glazing, gas central heating via a combination boiler (approx 1 year old), enclosed rear garden and a garage, a valuable feature in this bustling area.

This terraced house combines comfort and convenience, making it a wonderful place to call home. Whether you are a first-time buyer or looking to invest, this property is certainly worth considering and viewing is highly recommended.

Tenure = Freehold (TBC by a legal representative)

EPC = D

Council Tax Band = B

## Ground Floor

### Porch

Entry via a uPVC double glazed door. Skimmed ceiling and walls, wood effect laminate flooring and half glazed door to:

### Hallway



Skimmed and coved ceiling, skimmed and papered walls, wood effect laminate flooring, radiator, carpeted stairs to first floor and half glazed door to:

### Lounge 20'11" x 12'5" (6.4 x 3.8)



Skimmed and coved ceiling, skimmed and papered walls, wood effect laminate flooring, wall mounted pebble effect electric fire, two radiators, understairs storage cupboard, uPVC double glazed window to front, uPVC double glazed French doors to rear and half glazed door to:

### Kitchen 10'9" x 8'10" (3.3 x 2.7)



Skimmed ceiling, skimmed and tiled walls, tiled flooring, radiator, uPVC double glazed window to

side, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drain, integrated appliances to include oven, hob, overhead extractor and under counter fridge, space for washing machine and dishwasher or tumble dryer and open to:

### Inner Hallway



Skimmed and coved ceiling with spotlights, skimmed and papered walls, tiled flooring, radiator, uPVC double glazed French doors to rear and door to:

### Bathroom 8'2" x 7'2" (2.5 x 2.2)



Skimmed ceiling with spotlights, skimmed and tiled walls, tiled flooring, chrome towel rail radiator, uPVC double glazed window with obscured glass to rear and a three piece suite comprising a "P" shaped bath with shower over and privacy screen, low level W.C with concealed cistern and wash hand basin set on a vanity unit.

## First Floor

## Landing



Skimmed and covered ceiling with loft access, skimmed and papered walls, fitted carpet, uPVC double glazed window to rear and three doors off.

## Bedroom One 13'5" x 8'6" (4.1 x 2.6)



Papered and covered ceiling, papered walls, fitted wardrobes, radiator and uPVC double glazed window to front.

## Bedroom Two 10'9" x 8'6" (3.3 x 2.6)



Textured and covered ceiling, papered walls, storage cupboard housing gas combination boiler, radiator and uPVC double glazed window to rear.

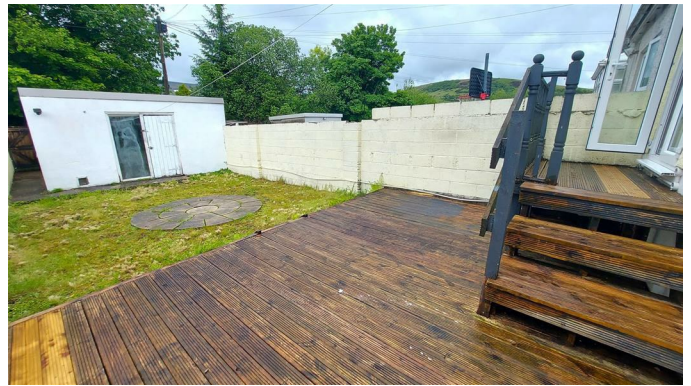
## Bedroom Three 9'6" x 7'6" (2.9 x 2.3)



Papered and covered ceiling, papered walls, radiator and uPVC double glazed window to front.

## Outside

### Rear Garden



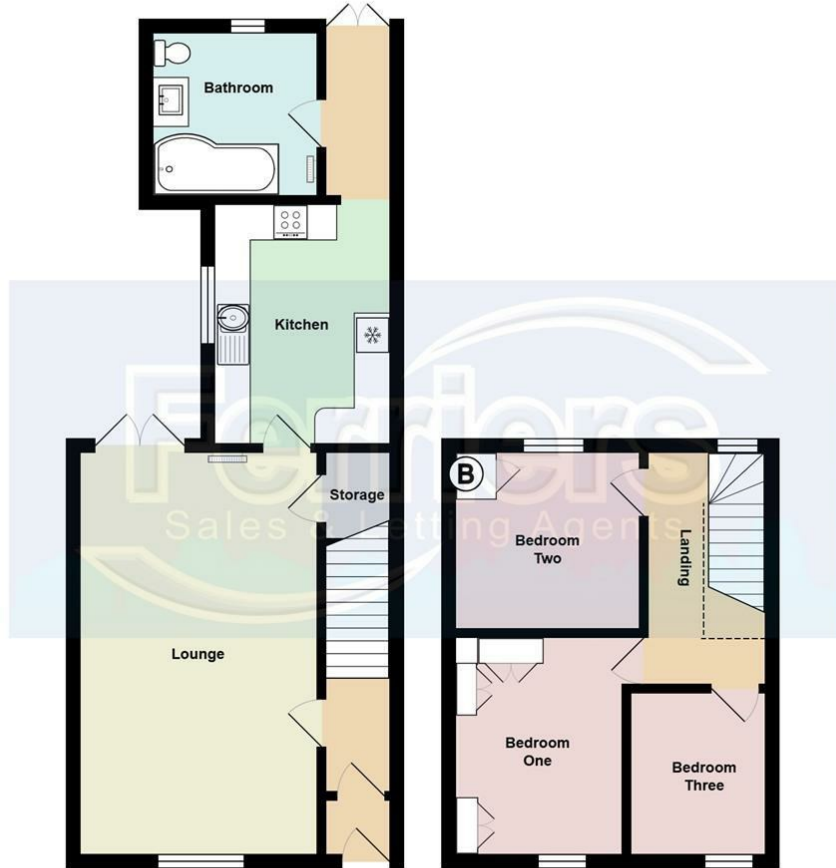
Area laid to paviour brick, further areas laid to decking and lawn, bordered with block walls and wooden gate offering access to rear lane and door to:

## Garage 21'3" x 15'8" (6.5 x 4.8)



A block built double garage with power points and lighting and an electric sectional garage door.

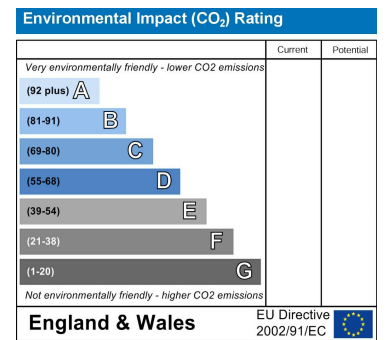
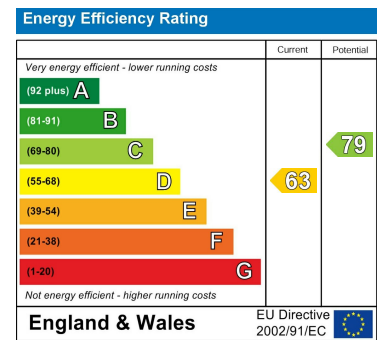
# Floor Plan



# Area Map



# Energy Efficiency Graph



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