



**16 Caerau Road, Maesteg, CF34 0PB**  
**£450 PCM**

A three bedroom property. Close to local bus routes and within walking distance of the local primary school. The accommodation briefly comprises:

Ground floor - entrance porch hallway. Two reception rooms, kitchen, lean-to, bathroom and W.C.

First Floor - landing and three bedrooms.

The property further benefits from Upvc double glazing, gas central heating and rear garden.



## Ground Floor

### Entrance Porch

Via Upvc double glazed door, coved and papered ceiling, part skimmed, part tiled wall, ceramic tiled flooring and stained glass door leading to hallway

### Hallway

Coved and papered ceiling, skimmed walls, fitted carpet, carpeted stairs to first floor, radiator, two door leading to reception rooms

### Reception Room One 11'3" x 8'7" (3.43 x 2.64)



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

### Reception Room Two 11'8" x 11'8" (3.58 x 3.58)



Papered ceiling, skimmed walls, fitted carpet. Upvc double glazed window to lean to, radiator, door into kitchen

### Kitchen 10'0" x 8'2" (3.05 x 2.51)



Papered ceiling, skimmed walls with tiled splash back, ceramic tiled flooring, a range of wall and base units with complementary work surface housing sink/drain, space for cooker, plumbed for automatic washing machine, built in storage cupboards, under stair storage cupboard. Upvc obscured glazed window to side. Wooden door to lean-to, sliding door into bathroom

### Bathroom 6'5" x 5'8" (1.96 x 1.73)



Skimmed ceiling, skimmed walls with tiled splash back, ceramic tiled flooring, two piece suite comprising wash hand basin with pedestal and panelled bat with shower over. Upvc obscured glazed window, radiator, door into W.C

### W.C 5'6" x 2'7" (1.70 x 0.81)

Skimmed ceiling, part skimmed, part tiled walls, ceramic tiled flooring, low level W.C. Upvc obscured glazed window to rear

### Lean-to 5'2" x 4'0" (1.60 x 1.22)

Polycarbonate roof, skimmed walls, ceramic tiled flooring, wooden window and half glazed door to rear

## First Floor

### Landing

Papered ceiling, papered walls, fitted carpet, Upvc obscured glazed window to rear. Doors leading off to 3 bedrooms

Bedroom One 12'7" x 9'10" (3.84 x 3.02)



Skimmed ceiling, skimmed walls, fitted carpet, Upvc double glazed window to front, radiator

Bedroom Two 9'10" x 7'10" (3.00 x 2.39)



Skimmed ceiling with loft access, skimmed walls, fitted carpet, Upvc double glazed window to rear, radiator

Bedroom Three 9'3" x 5'6" (2.84 x 1.68)



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

Outside

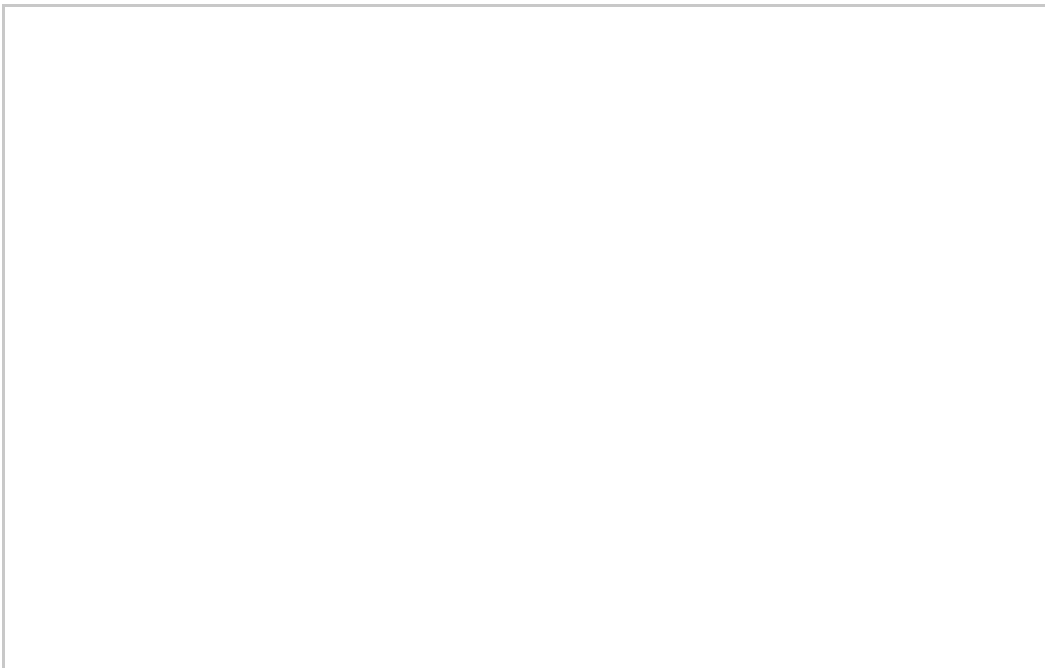
Rear Garden



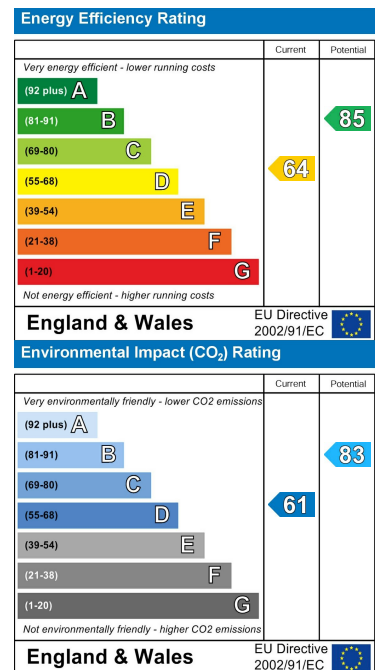
Concrete area, steps leading to pathway to rear lane, garden laid to lawn, two storage sheds, garden bordered with wood panelled fencing and block wall

# 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.