



42 Duffryn Road, Maesteg, CF34 0SH

£110,000

Ferriers Estate Agents are pleased to bring to the market this property for sale in the village of Caerau. Spread across three floors, this attractively presented period family home offers spacious, modern living accommodation to include three bedrooms. Nestled in a sought after residential street within easy reach of the town centre, local amenities, schools and commuting links.

The property briefly comprises:- entrance porch, hallway and large reception room to the ground floor. Kitchen / diner, bathroom and a pantry to the lower ground floor. Landing and three bedrooms to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout (installed 2/3 years ago) and a low maintenance rear garden with rear lane access. This property is being sold with no on-going chain and would make an ideal first time purchase or investment!

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

EPC Rating = D.

Council Tax Band = A.

Ground Floor

Entrance Porch

Entry via a uPVC double glazed door, skinned ceiling, skinned walls, door into:-

Hallway



Skinned ceiling, skinned walls, staircases leading to the first floor and the lower ground floor, door into:-

Reception Room 21'6" x 10'11" (6.57 x 3.33)



Skinned ceiling, skinned walls with feature wall panelling, fitted carpet, two radiators, dual aspect - uPVC double glazed windows to the front and rear.

Lower Ground Floor

Kitchen / Diner 14'4" x 11'6" (4.38 x 3.53)



Skinned ceiling, skinned walls with tiled splash backs, ceramic tiled flooring, a range of base mounted units with a complementary work surface housing a stainless steel sink/drainer with mixer tap, 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 gas combination boiler, uPVC double glazed window and door to the rear, two doors off:-

Pantry 6'9" x 4'0" (2.06 x 1.24)



Skinned ceiling, skinned walls, ceramic tiled flooring, wall mounted shelving.

Bathroom 9'11" x 7'8" (3.03 x 2.36)



Skimmed ceiling, skimmed walls with PVC cladding to splash backs and inside the shower, ceramic tiled flooring, three piece suite comprising a panelled bath with overhead shower and glass privacy screen, pedestal wash hand basin and a low level W.C.

First Floor

Landing



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

Bedroom One 12'1" x 8'5" (3.70 x 2.58)



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

Bedroom Two 9'0" x 8'10" (2.75 x 2.71)



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

Bedroom Three 9'0" x 5'6" (2.75 x 1.68)



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

Outside

Front Forecourt



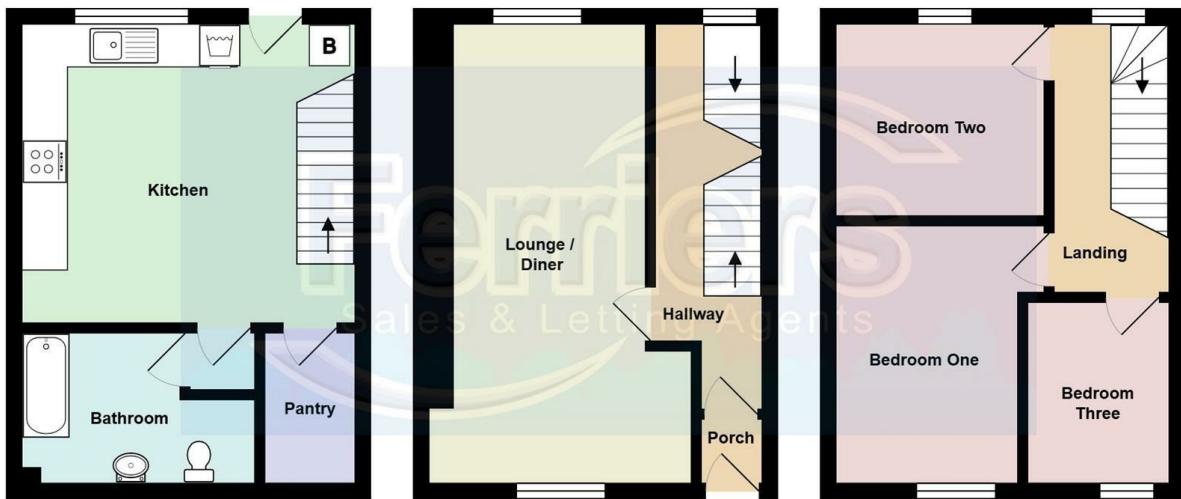
Entry via a wrought iron pedestrian gate, forecourt laid with decorative bark and patio slabs leading to the property entrance, bordered with block walls.

Rear Garden

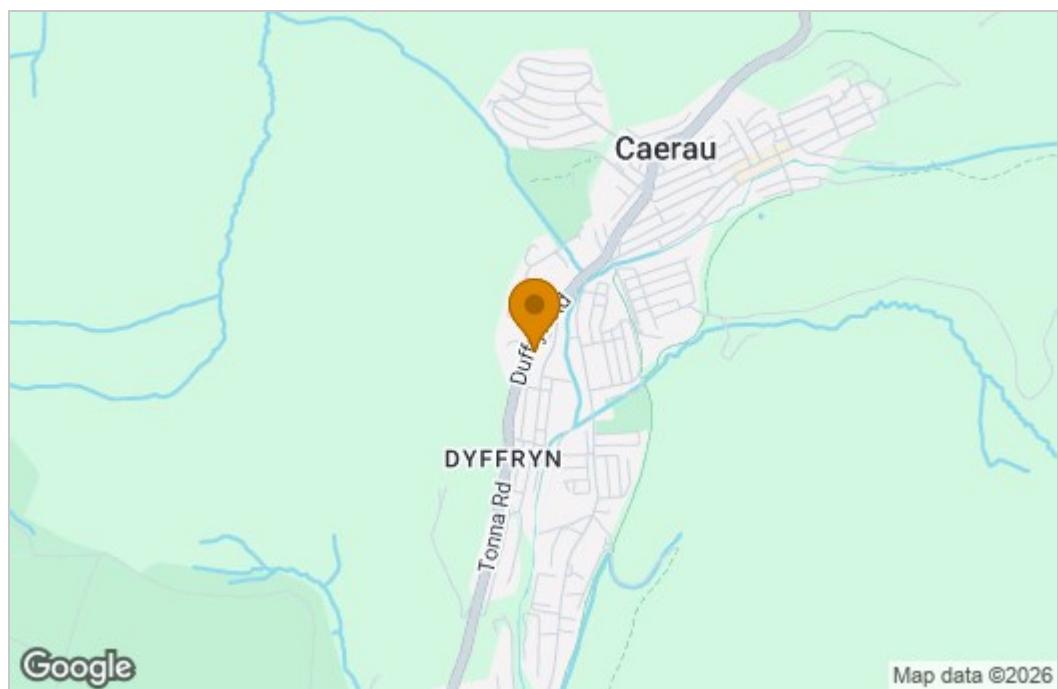


Enclosed garden laid to patio, bordered with block walls, wooden pedestrian gate providing rear lane access.

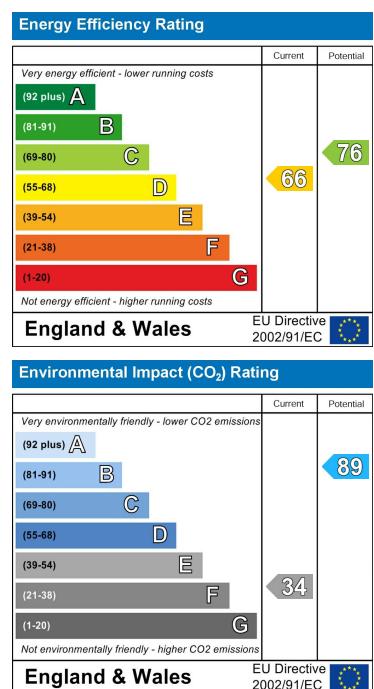
Floor Plan



Area Map



Energy Efficiency Graph



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