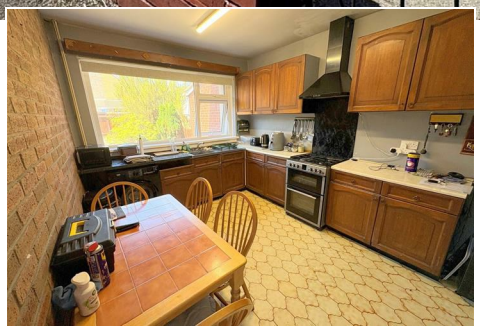
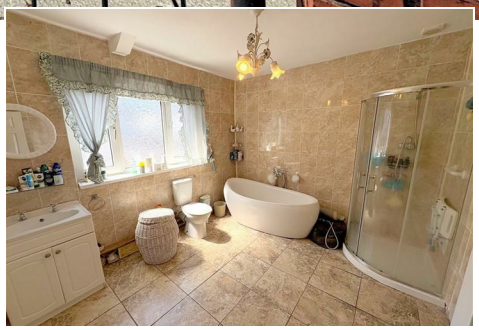




20 Court Street, Maesteg, CF34 9ED

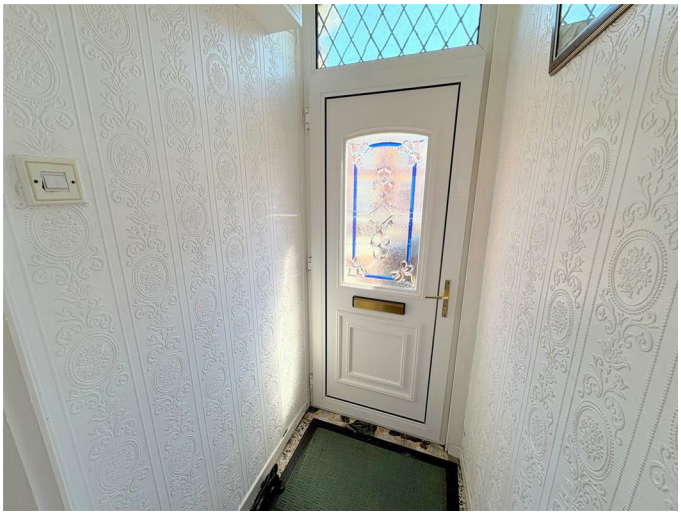
£125,000

Ferriers Estate Agents are pleased to offer for sale, this two bedroom mid terraced property situated in Maesteg near to town centre with easy access to bus and train station, The property comprises:- entrance porch, hallway, lounge / diner and a kitchen to the ground floor. Landing, two bedrooms and a large family bathroom to the first floor. This is a deceptively spacious property which could easily be reconfigured to add an additional bedroom. The property further benefits from gas central heating via combination boiler and a Hive smart thermostat, uPVC double glazing throughout, front forecourt and an enclosed rear garden with rear lane access and off-street parking. This property would make the ideal first time purchase, investment or project property and is being sold with no on-going chain!

Tenure = Freehold (to be confirmed by a legal representative).
EPC Rating = D.
Council Tax Band = B.

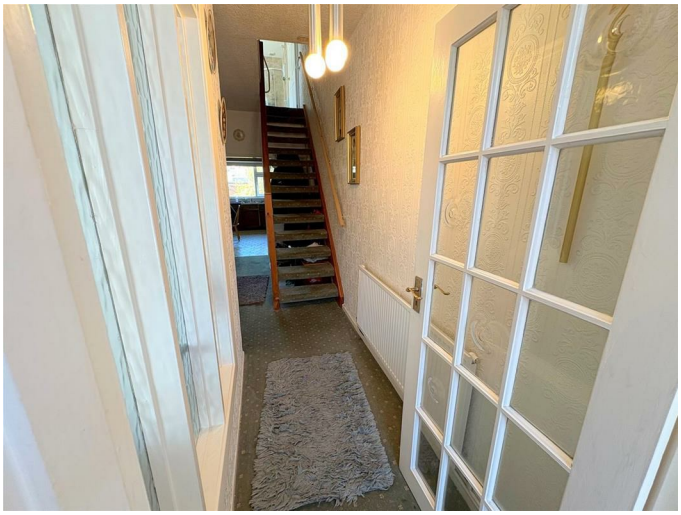
Ground Floor

Entrance Porch 4'1" x 3'5" (1.27 x 1.06)



Entry via a uPVC double glazed door, papered ceiling, papered walls, tiled flooring, door into:-

Hallway

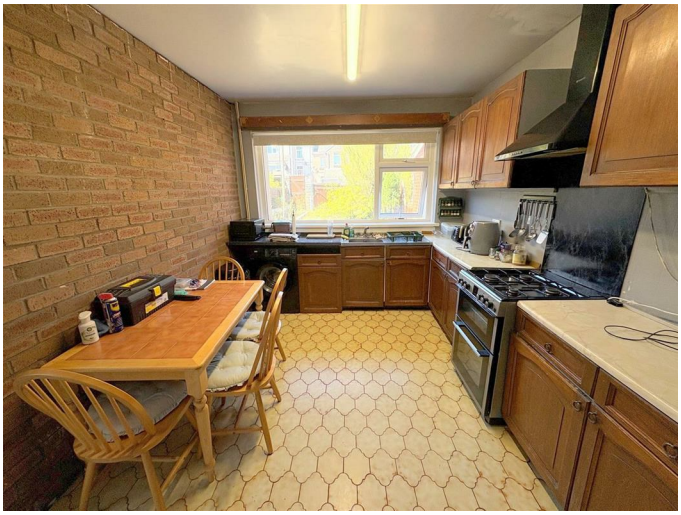


Papered ceiling, papered walls, fitted carpet, radiator, carpeted staircase leading to the first floor, two doors off:-

Lounge / Diner 22'3" x 10'2" (6.79 x 3.11)

Papered ceiling, papered walls with exposed stone feature wall, fitted carpet, two radiators, uPVC double glazed window to the front, uPVC double glazed door with obscured glass to the rear.

Kitchen / Diner 13'5" x 9'10" (4.10 x 3)



Skimmed ceiling, skimmed walls with exposed brick feature wall, tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainer, free-standing gas oven and hob with chimney style extractor hood above, space and plumbing for a washing machine, space for a fridge/freezer, uPVC double glazed window to the rear, uPVC double glazed door to the side providing access into the rear garden.

First Floor

Landing

Papered ceiling with loft access, papered walls, fitted carpet, three doors off:-

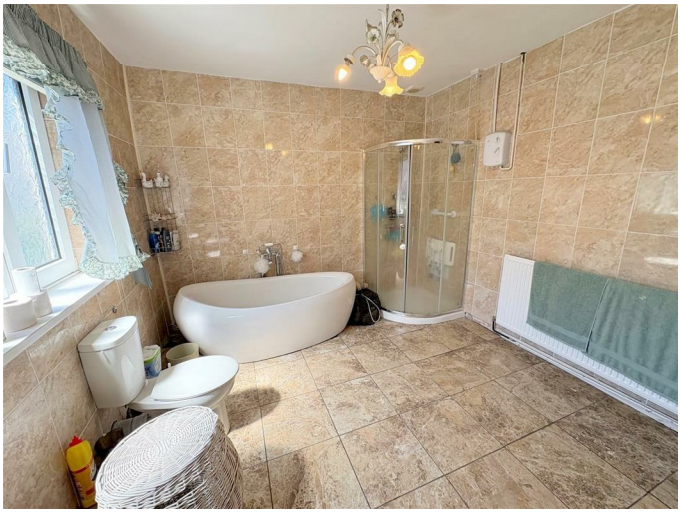
Bedroom One 13'8" x 10'1" (4.19 x 3.09)

Papered ceiling, papered walls, fitted carpet, radiator, fitted sliding door wardrobes, two uPVC double glazed windows to the front.

Bedroom Two 11'6" x 10'0" (3.53 x 3.06)

Textured ceiling, papered walls, fitted carpet, radiator, fitted sliding door wardrobes, uPVC double glazed window to the rear.

Family Bathroom 11'5" x 10'2" (3.49 x 3.11)



Skimmed ceiling, tiled walls, tiled flooring, radiator, four piece suite comprising a freestanding bath, quadrant shower cubicle, vanity wash hand basin and a low level W.C., large airing cupboard, uPVC double glazed window with obscured glass to the side.

Outside

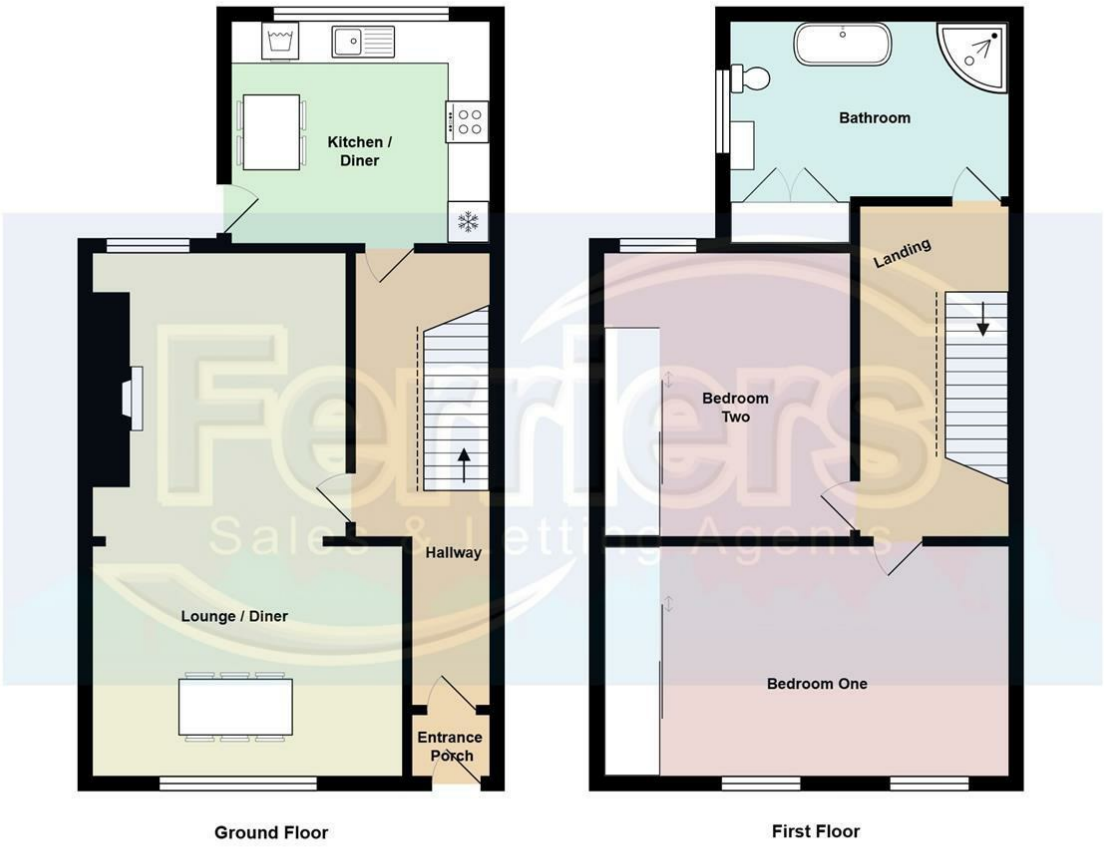
Front Forecourt

Entry via a wrought iron pedestrian gate, forecourt laid to patio, bordered with dwarf block walls.

Rear Garden

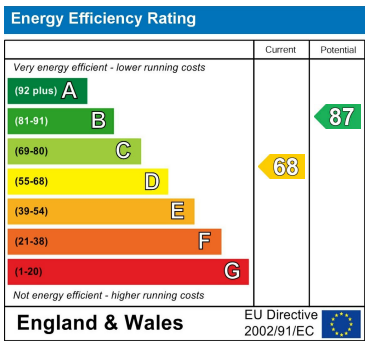
Garden laid to patio, wooden pedestrian gate allowing rear lane access, wooden double gates allowing access for a vehicle to be able to park at the top end of the rear garden, bordered with block walls.

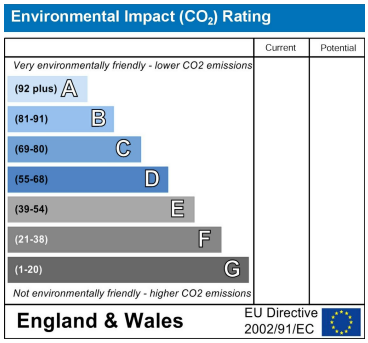
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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