



**97 Hermon Road, Maesteg, CF34 0AU**  
**O.I.R.O £99,950**

Ferriers Estate Agents are delighted to offer for sale this two bedroom terraced property in a popular area of Caerau. The property is perfectly located for access to a local primary school and offers easy access to public transport links towards Maesteg and Port Talbot. The accommodation briefly comprises:- lounge, kitchen / breakfast room and a cloakroom to the ground floor. Landing, two bedrooms and a bathroom to the first floor. The property further benefits from gas central heating via a combination boiler, uPVC double glazing throughout, an allocated parking space in the communal car park just down from the property and an enclosed rear courtyard with rear lane access. This would make an ideal home for a first time buyer, a young professional or anyone looking to start or grow a property portfolio. Sold with no on-going chain!

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

EPC Rating = C.

Council Tax Band = B.

## Ground Floor

### Lounge 13'8" x 14'9" (4.18 x 4.51)



Entry via a uPVC double glazed door, skimmed and coved ceiling, skimmed walls with papered feature wall, wood effect laminate flooring, radiator, carpeted staircase leading to the first floor, under stairs storage cupboard, uPVC double glazed window to the front, door into:-

### Kitchen / Breakfast Room 13'8" x 9'3" (4.18 x 2.82)



Skimmed and coved ceiling, skimmed walls with tiled splash backs, vinyl flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drain, 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 breakfast bar with space beneath for seating, wall mounted gas combination boiler, uPVC double glazed window to the rear, uPVC double glazed door to the rear providing access into the rear garden, door into:-

### Cloakroom 4'1" x 4'10" (1.26 x 1.48)

Skimmed and coved ceiling, skimmed walls, vinyl flooring, radiator, two piece suite comprising a wall mounted wash hand basin and a low level W.C.

## First Floor

### Landing



Skimmed and coved ceiling with loft access, skimmed walls, fitted carpet, three doors off:-

### Bedroom One 10'6" x 12'3" (3.21 x 3.75)



Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator, built-in wardrobe / storage cupboard with shelving, uPVC double glazed window to the front.

Bedroom Two 8'5" x 11'3" (2.58 x 3.45)



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

Bathroom 4'9" x 7'10" (1.47 x 2.40)



Skimmed and coved ceiling, skimmed and tiled walls, vinyl flooring, chrome heated towel rail, three piece suite comprising a panel bath, wall mounted wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

Outside

Rear Courtyard

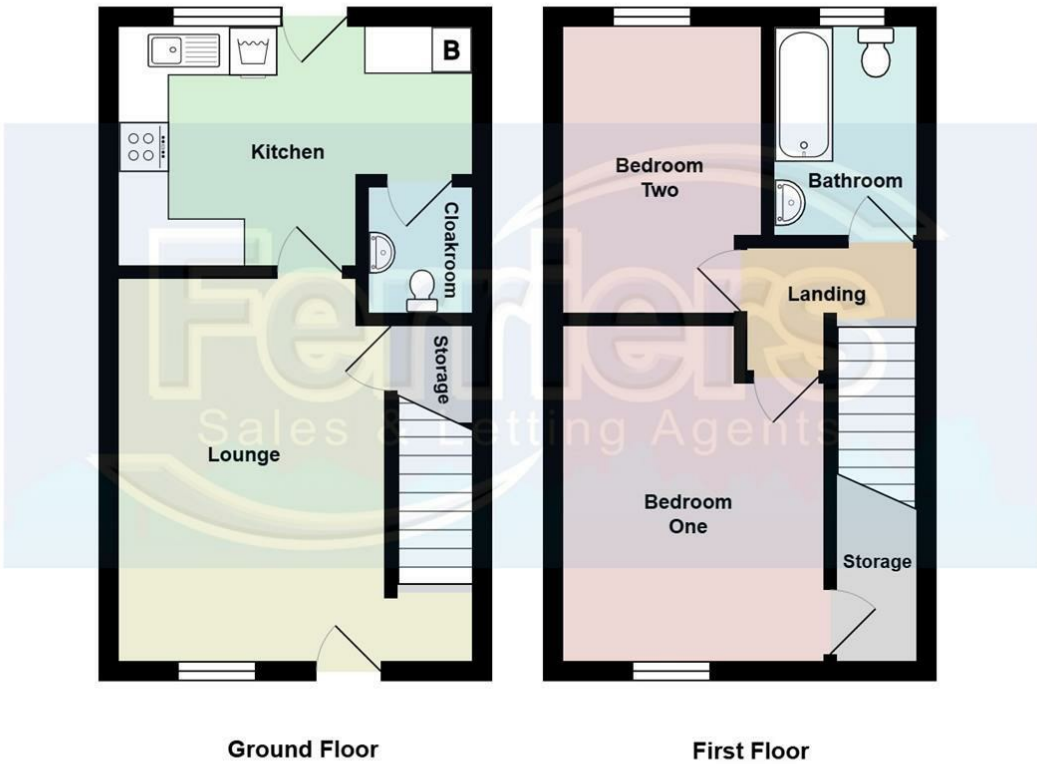


Courtyard laid to resin, bordered with wood panelled fencing, rear lane access.

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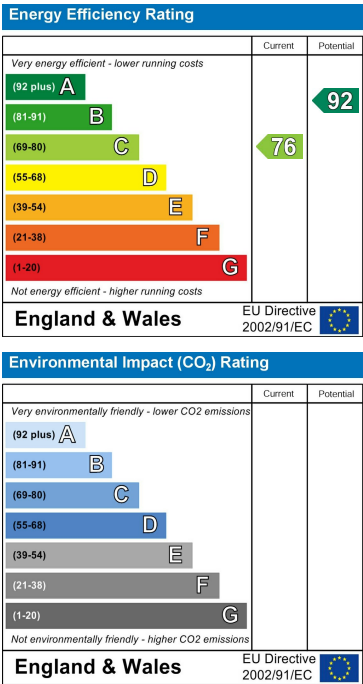
Floor Plan



Area Map



Energy Efficiency Graph



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