



10 Cwm-Du Street, Maesteg, CF34 0NR
Offers In The Region Of £147,500

Ferriers Estate Agents are delighted to offer for sale this immaculately presented, three bedroom mid terraced property within walking distance of Maesteg Town Centre and all its amenities. Conveniently located for access to local schools and public transport routes. The accommodation briefly comprises:- entrance hallway, lounge / diner, kitchen / diner and a bathroom to the 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, an enclosed, low maintenance rear garden and is being sold with no on-going chain. This property is move-in ready, making it the ideal home for first time buyers and young families. Act fast - book your viewing today!

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

Ground Floor

Entrance Hallway



Entry via a uPVC double glazed door, skimmed ceiling, skimmed walls, tiled flooring, radiator, carpeted staircase leading to the first floor, door into:-

Open Plan Lounge / Diner

Dining Area 11'7" x 8'7" (3.55 x 2.62)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the front, opening into:-

Lounge Area 11'5" x 11'11" (3.49 x 3.65)



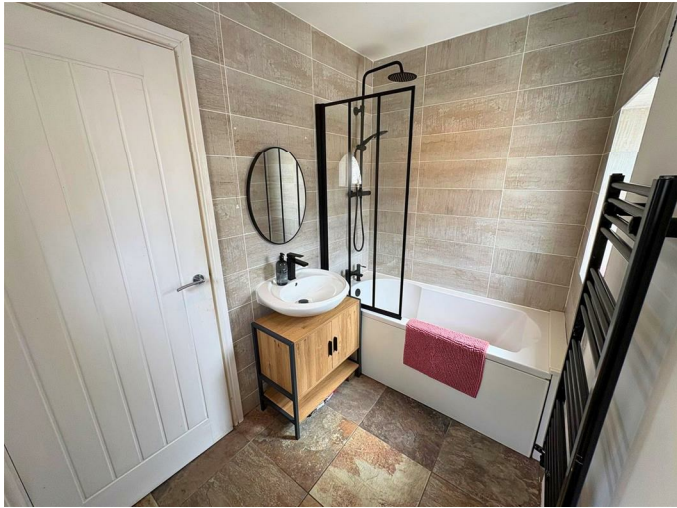
Skimmed ceiling, skimmed walls, wood effect laminate flooring, under stairs storage cupboard, door into:-

Kitchen / Diner 15'9" x 12'0" (4.82 x 3.66)



Skimmed ceiling with spotlights and roof light, skimmed walls with tiled splash backs, tiled flooring, two radiators, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainer, integrated electric oven and hob, space and plumbing for a washing machine and dishwasher, space for a fridge/freezer, uPVC double glazed door with matching side panels to the rear providing access into the rear garden, door into:-

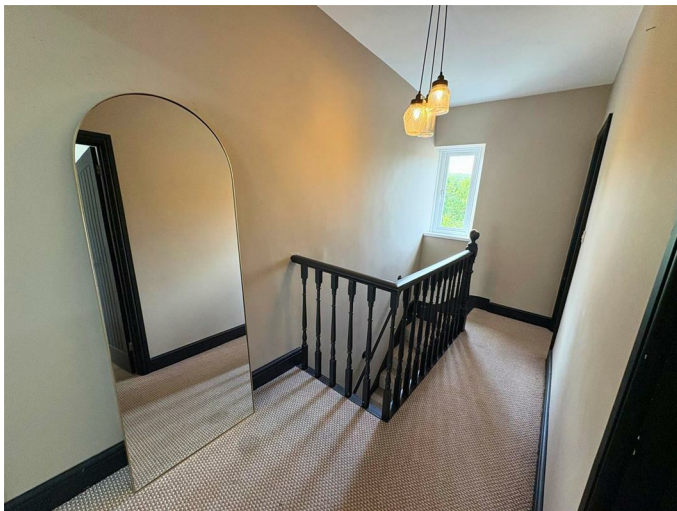
Bathroom 8'4" x 5'1" (2.56 x 1.56)



Skimmed ceiling, skimmed and tiled walls, tiled flooring, ceramic heated towel rail, three piece suite comprising a panel bath with shower over and glass privacy screen, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

First Floor

Landing



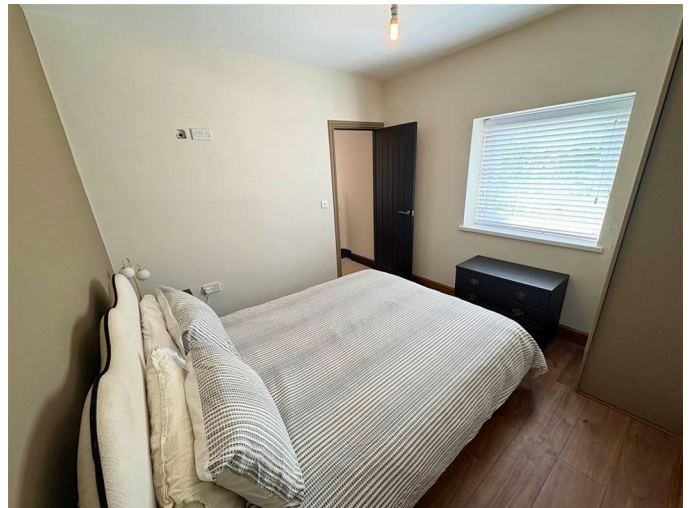
Skimmed ceiling with loft access, skimmed walls, fitted carpet, uPVC double glazed window to the rear, three doors off:-

Bedroom One 7'9" x 11'7" (2.37 x 3.54)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the front.

Bedroom Two 9'8" x 9'9" (2.97 x 2.99)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the rear.

Bedroom Three 7'0" x 8'7" (2.15 x 2.62)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the front.

Outside

Rear Garden



A low-maintenance garden featuring extensive raised timber decked seating area, ideal for outdoor dining, entertaining and relaxing, enclosed by contemporary fencing and wall boundaries, the space offers a versatile outdoor environment with ample room for garden furniture and social gatherings.

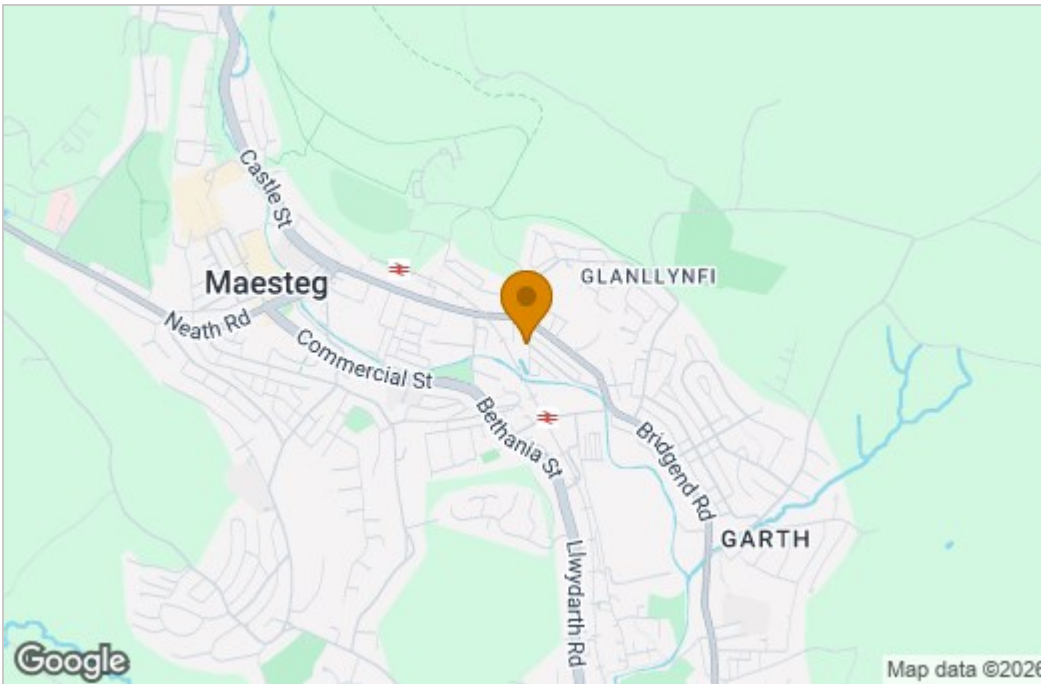
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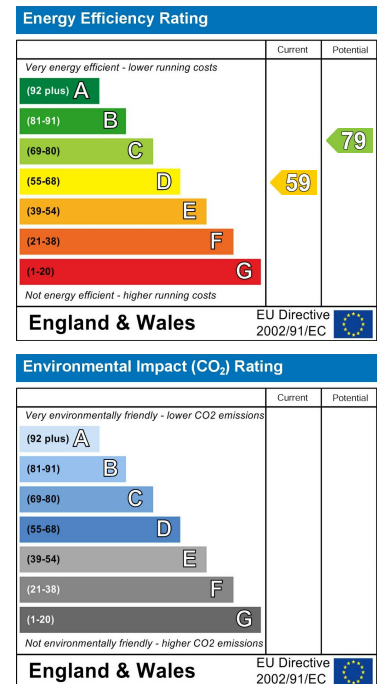
Floor Plan



Area Map



Energy Efficiency Graph



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