



**287a Bridgend Road, Maesteg, CF34 0AX**  
**Offers In The Region Of £125,000**

Ferriers Estate Agents are pleased to offer for sale this charming, three bedroom end-of-terrace property in Maesteg which offers access to local schools and shops as well as Garth Welfare Park and sports facilities. Excellent public transport links and ideal for accessing J36 of the M4. The accommodation briefly comprises:- entrance hall, lounge / diner and a kitchen to the ground floor. Landing, three bedrooms and a bathroom to the first floor. The property further benefits from gas central heating via combination boiler, double glazing throughout, a front garden and enclosed side and rear gardens with off-road parking available in the rear lane and potential for a single garage. This property will make an ideal first time purchase or investment and is being sold with no on-going chain!

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

EPC Rating = C.

Council Tax Band = B.

## Ground Floor

### Entrance Hall



Entry via a uPVC double glazed door, textured ceiling, skimmed walls, wood effect vinyl flooring, radiator, carpeted staircase leading to the first floor with handrail, folding door into:-

### Lounge / Diner 23'7" x 11'10" (7.20 x 3.62)



Textured and coved ceiling, skimmed walls, fitted carpet, two radiators, under stairs storage cupboard, dual aspect - wooden double glazed windows to the front and rear, double doors into:-

### Kitchen 10'9" x 7'3" (3.28 x 2.23)



Textured and coved ceiling, skimmed walls with tiled splash backs, tiled flooring, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage unit with mixer tap, space for a cooker and fridge/freezer, space and plumbing for a washing machine (and potentially a dishwasher), uPVC double glazed window to the rear, uPVC double glazed door to the rear providing access into the rear garden.

## First Floor

### Landing



Textured ceiling with loft access (loft houses the gas combination boiler), skimmed walls, fitted carpet, airing cupboard, four doors off:-

Bedroom One 11'8" x 8'2" (3.56 x 2.51)



Textured ceiling, papered walls, fitted carpet, radiator, built-in wardrobe space, wooden double glazed window to the front.

Bedroom Three 8'5" x 6'7" (2.57 x 2.01)



Textured ceiling, skimmed walls, fitted carpet, radiator, wooden double glazed window to the front.

Bedroom Two 8'11" x 7'10" (2.72 x 2.41)



Textured ceiling, skimmed walls, fitted carpet, radiator, built-in wardrobe space, wooden double glazed window to the rear.

Bathroom 6'9" x 6'0" (2.08 x 1.85)



Textured ceiling, skimmed and tiled walls, tile effect vinyl flooring, three piece suite comprising a panel bath with shower over, pedestal wash hand basin and a low level W.C., wooden double glazed window with obscured glass to the rear.

Outside

## Front Garden



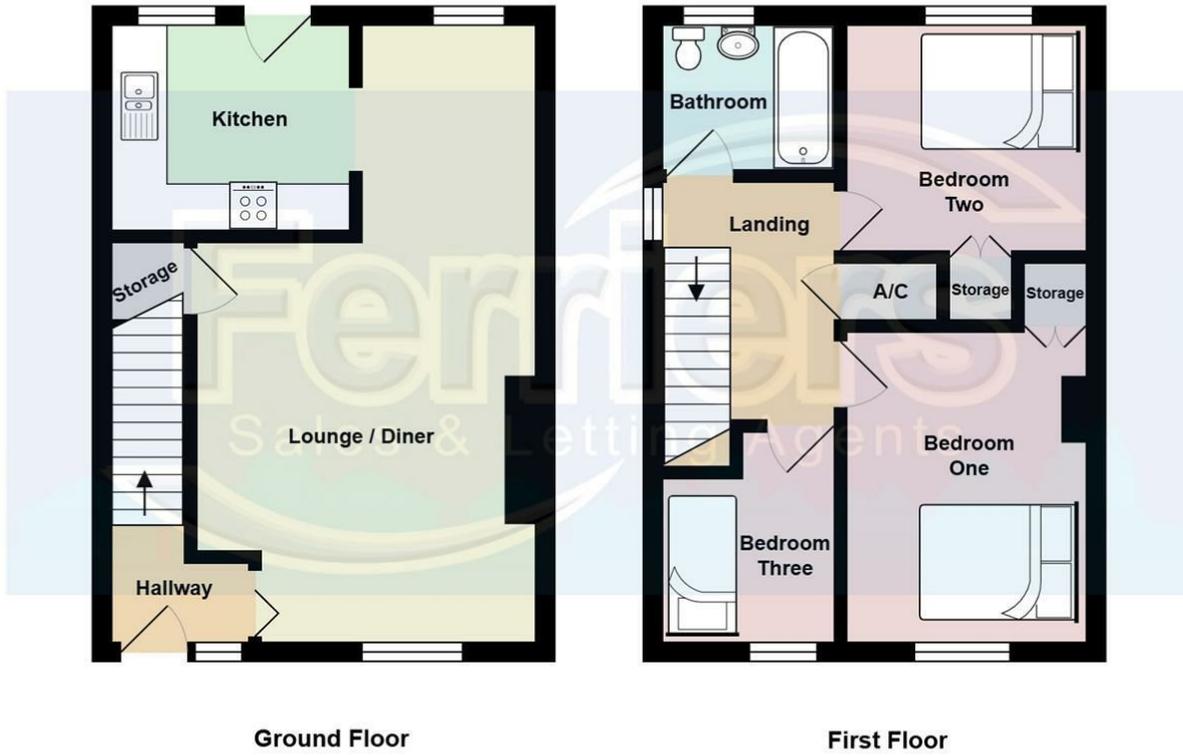
Entry via a wrought iron pedestrian gate, pathway leading to the property entrance, garden laid with pea chippings, wooden pedestrian gate to the side providing access around the side and into the rear garden, bordered with dwarf block walls and wrought iron railings.

## Rear Garden

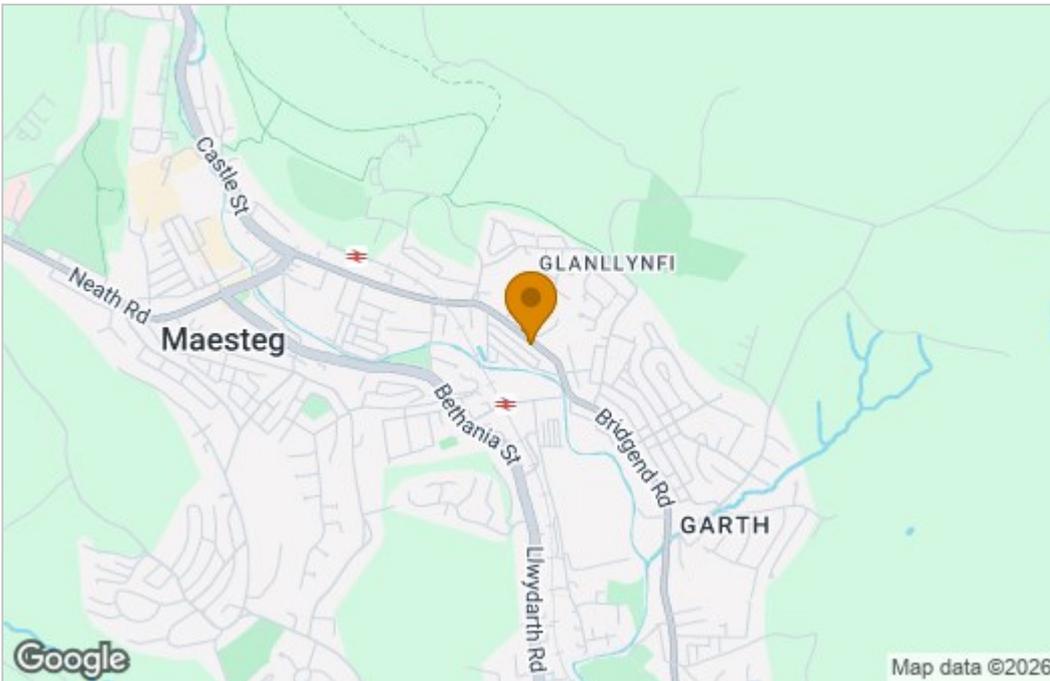


Area laid to patio, further areas to the side of the property laid to lawn, wooden storage shed, wooden pedestrian gate to the side offering side access around the front of the property, wooden pedestrian gate to the rear providing rear lane access, bordered with wood panelled fencing.

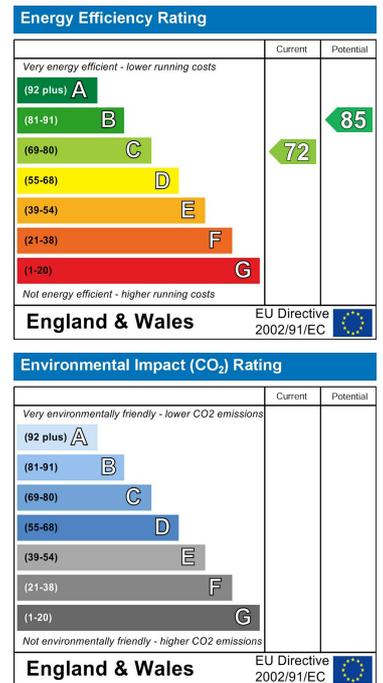
# Floor Plan



# 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.