



35 Maiden Street, Maesteg, CF34 9HP

£220,000

WOW!! If you're looking for a traditional four bedroom home with space to spare, look no further! Located in the charming area of Cwmfelin, Maesteg, this delightful semi-detached property on Maiden Street offers a perfect blend of comfort and space for family living. With four well-proportioned bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality.

Located in a desirable area, this home is well-positioned for local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

Whether you are looking to settle down or invest in a property with great potential, this property on Maiden Street is a wonderful opportunity not to be missed.

The accommodation briefly comprises a hallway, two reception rooms providing ample space for entertaining guests or enjoying quiet family evenings, and a bathroom to the ground floor.

Landing, four bedrooms and shower room to the first floor. Kitchen/diner and conservatory to the lower ground floor.

The property further benefits a large rear garden, pedestrian side access, a mixture of gas and solid fuel central heating and uPVC double glazing throughout.

Tenure = Freehold (TBC by a legal representative)

EPC = D

Council Tax band = C

GROUND FLOOR

Porch

Entry via uPVC double glazed door. Skimmed ceiling and walls, wood block flooring and half glazed door to:

Hallway

Skimmed and decorative coved ceiling, skimmed walls, wood block flooring, radiator, carpeted stairs to first floor and half glazed door to:

Lounge 21'3" x 12'1" (6.5 x 3.7)



Skimmed and decorative coved ceiling with ceiling roses, skimmed walls, wood block flooring, two radiators, multi fuel burner (disconnected) set in a stone hearth with wooden mantle over, uPVC double glazed window to front, under stairs storage cupboard and half glazed door to:

Reception Room Two 17'0" x 14'9" (5.2 x 4.5)



Skimmed and decorative coved ceiling with ceiling roses, skimmed walls, wood block flooring, two radiators, two uPVC double glazed windows to rear, stairs to lower ground floor and door to:

Bathroom 8'2" x 6'6" (2.5 x 2.0)



Skimmed and coved ceiling, skimmed and tiled walls, tiled flooring, radiator, uPVC double glazed window with obscured glass to side and a three piece suite comprising a panel bath, low level W.C.

FIRST FLOOR

Landing



Skimmed and coved ceiling with loft access, skimmed walls, wood block flooring and five doors off.

Master Bedroom 14'9" x 9'10" (4.5 x 3.0)



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, two radiators and two uPVC double glazed windows to rear

Bedroom Two 12'9" x 8'10" (3.9 x 2.7)



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

Bedroom Three 10'2" x 8'2" (3.1 x 2.5)



Skimmed and covered ceiling, skimmed walls, wood effect laminate flooring, radiator and uPVC double glazed window to side.

Bedroom Four 10'2" x 6'10" (3.1 x 2.1)



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

Shower Room 11'9" x 6'6" (3.6 x 2.0)



Skimmed and covered ceiling, skimmed and tiled walls, tiled flooring, radiator, storage cupboard housing a gas boiler and water cylinder, uPVC double glazed window with obscured glass to side, a three piece suite comprising a shower cubicle, low level W.C. and pedestal wash hand basin.

LOWER GROUND FLOOR

Kitchen Diner 16'4" x 14'9" (5.0 x 4.5)



Skimmed and covered ceiling, skimmed and tiled walls, tiled flooring, a range of farmhouse style base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage unit, a Rayburn stove which also connects to central heating system, integrated oven, hob and extractor, space for washing machine, dishwasher and American style fridge freezer, uPVC double glazed window to rear and door to:

Conservatory 13'9" x 9'10" (4.2 x 3.0)



Polycarbonate roof, dwarf walls, radiator and uPVC double glazed windows and French doors to rear garden.

OUTSIDE

Rear Garden



Area laid to patio, pedestrian access to side, further expansive area laid to lawn, further area laid to patio, block shed with power points, lighting and water supply, garden is bordered with block walls and matures hedges.

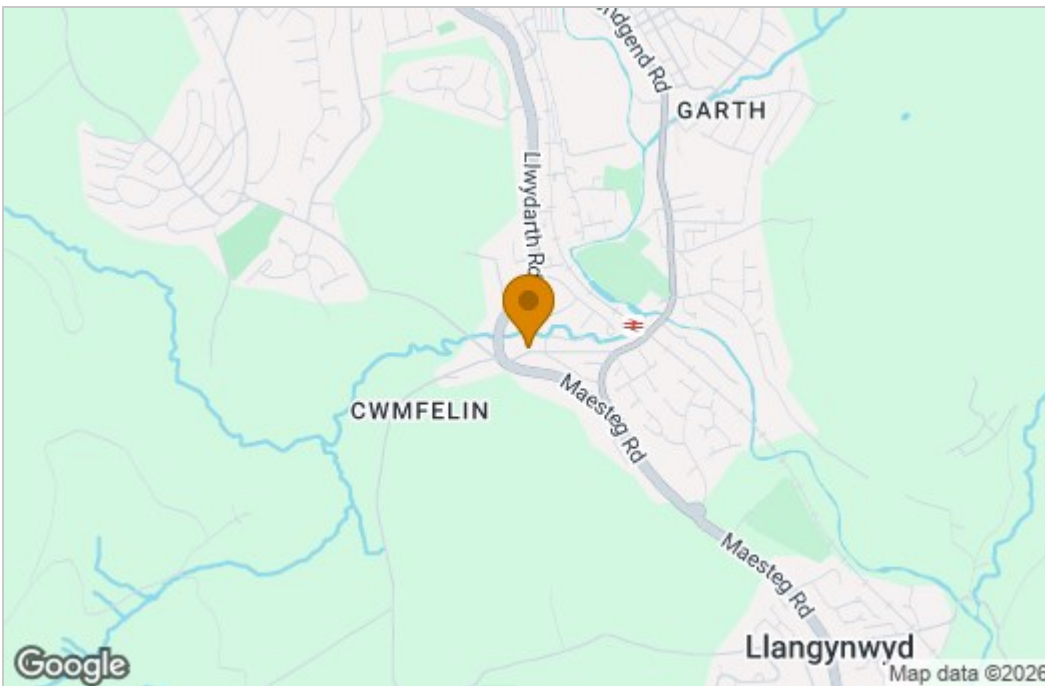
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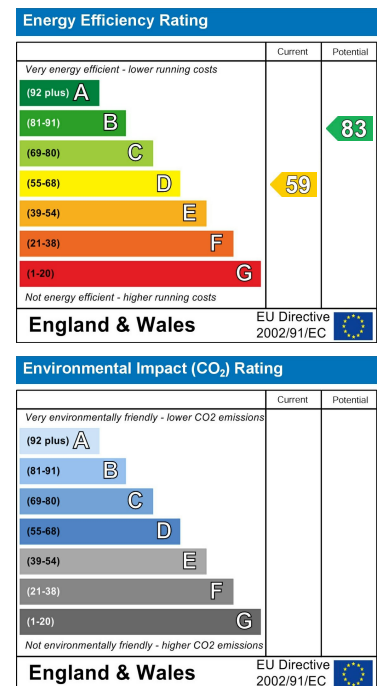
Floor Plan



Area Map



Energy Efficiency Graph



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