



## 5 Gladstone Street, Maesteg, CF34 9EN

**£165,000**

Nestled in the charming area of Gladstone Street, Maesteg, this delightful terraced house offers a perfect blend of comfort and convenience. The well-proportioned living areas are ideal for family gatherings or quiet evenings at home. Conveniently located within walking distance to the town centre, schools and public transport links. The accommodation briefly comprises:- entrance porch, hallway, three spacious reception rooms, providing ample space for both relaxation and entertaining and kitchen to the ground floor. Landing, three bedrooms and bathroom to the first floor.

The property further benefits from uPVC double glazing throughout, gas central heating via a combination boiler, front forecourt, enclosed rear garden, basement storage, and a garage to rear.

This property will make an ideal project for someone who's looking to put their own stamp on their new home. If you are seeking a property that combines space, comfort, and a welcoming neighbourhood, this could be the perfect fit for you.

Don't miss the opportunity to make this charming house your new home.

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

EPC Rating = D.

Council Tax Band = B.

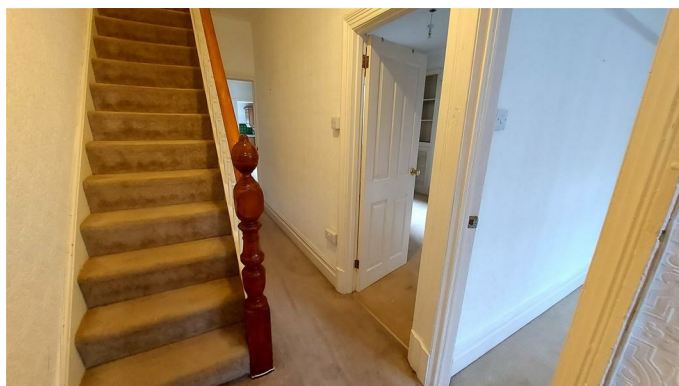


## Ground Floor

### Entrance Porch

Entry via solid wooden door. Papered and coved ceiling, skimmed and tiled walls, tiled flooring, door into:-

### Hallway



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

### Reception Room One 13'1" x 9'10" (4.0 x 3.0)



Papered and original coved ceiling, papered walls with picture rails, fitted carpet, coal effect gas fire set on a tiled hearth with wooden mantle, radiator, uPVC double glazed window to front.

### Reception Room Two 11'5" x 10'5" (3.5 x 3.2)



Papered and coved ceiling, papered walls with picture rails, fitted carpet, open fireplace with tiled hearth and surround, radiator, uPVC double glazed window to rear.

### Reception Room Three 13'9" x 9'10" (4.2 x 3.0)



Papered and coved ceiling with ceiling rose, papered walls with picture rail, fitted carpet, coal effect gas fire set on a marble hearth with wooden mantle, under stairs storage cupboard, uPVC double glazed window to side, door into:-

### Kitchen 10'9" x 7'6" (3.3 x 2.3)



Papered ceiling, papered and tiled walls, tiled flooring, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink drainer, integrated oven, hob and extractor, space for washing machine, under counter fridge and freezer, uPVC double glazed window to the rear, door into:-

### Rear Porch



Polycarbonate roof, dwarf wall with uPVC double glazed windows and door.

## First Floor



### Landing



Papered and coved ceiling with loft access, papered walls, fitted carpet and four doors off.

### Master Bedroom 16'4" x 9'10" (5.0 x 3.0)



Polystyrene tiled and coved ceiling, papered walls, fitted carpet, radiator, fitted wardrobes, three uPVC double glazed windows to front.

### Bedroom Two 11'5" x 10'2" (3.5 x 3.1)



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

### Bedroom Three 9'10" x 6'10" (3.0 x 2.1)



Polystyrene tiled ceiling, papered walls, fitted carpet, radiator, two storage cupboards, one of which houses a wall mounted gas combination boiler, uPVC double glazed window to the side.

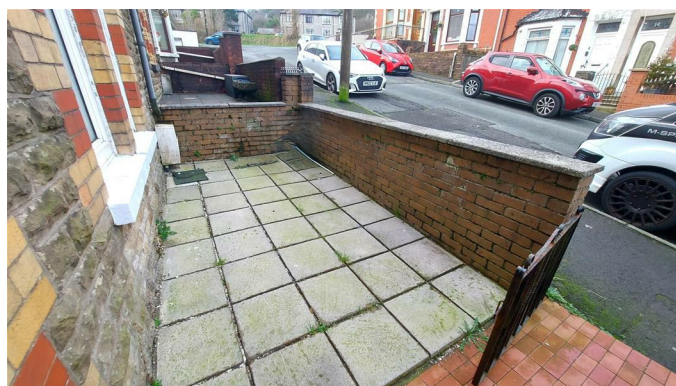
### Bathroom 6'6" x 6'6" (2.0 x 2.0)



Polystyrene tiled ceiling, tiled walls, tiled flooring, radiator, three piece suite comprising a panel bath, pedestal wash hand basin and a low level W.C., 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 brick walls.

### Rear Garden



Area laid to patio, steps lead down to a further area laid to decorative pea shingle, pedestrian access to garage, bordered with block walls, wooden pedestrian gate offering rear lane access.

### Basement

Divided into three areas comprising of a W.C and two areas of storage.

### Garage



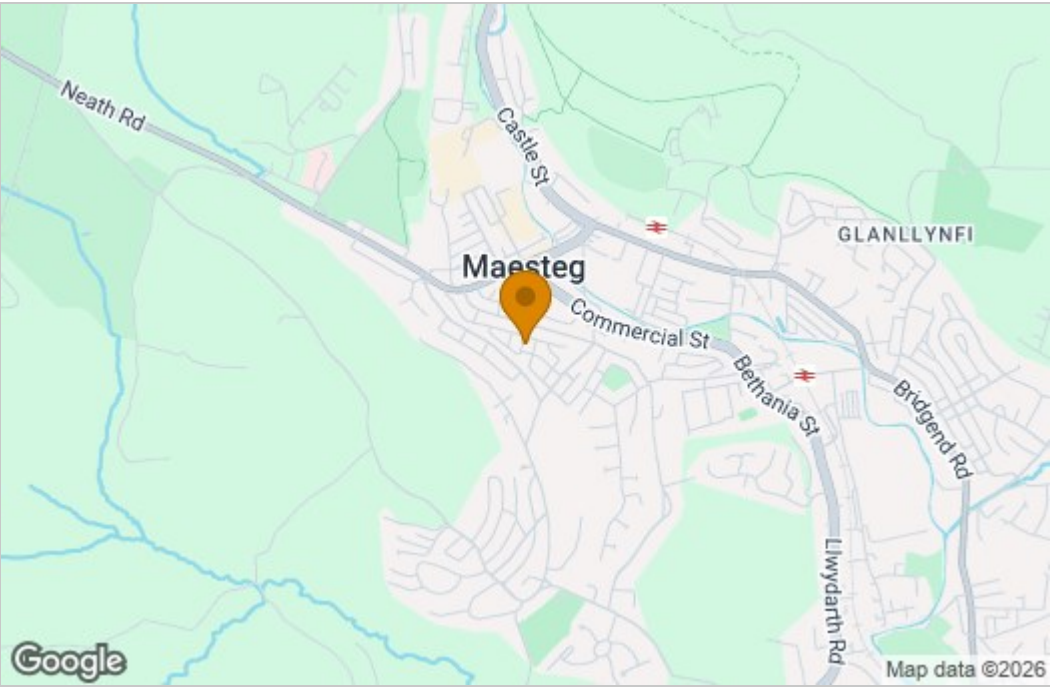
A block garage with up-and-over door providing access into the rear lane.



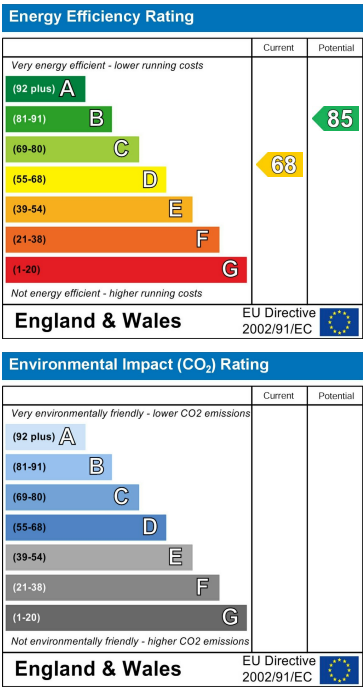
Floor Plan



Area Map



Energy Efficiency Graph



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