



3 Grosvenor Terrace, Maesteg, CF34 0RW

£105,000

We are pleased to offer For Sale this three bedroom mid terraced property in a popular location within the area of Caerau. Situated in a friendly neighbourhood, this home benefits from the local amenities that Maesteg has to offer, including shops, schools, and parks, all within easy reach. The surrounding area is known for its picturesque landscapes and community spirit, making it a wonderful place to settle down.

The accommodation briefly comprises a porch, hallway, lounge, kitchen, inner hallway, and W.C. to the ground floor. Landing, three bedrooms and bathroom to the first floor. The property further benefits from uPVC double glazing, gas central heating via combination boiler and an enclosed rear garden.

With its appealing features and prime location, this terraced house on Grosvenor Terrace is a fantastic opportunity for anyone looking to settle in the area. Do not miss the chance to make this lovely property your new home.

Tenure = Freehold (TBC by a legal representative)

EPC = TBC

Council Tax band = B

GROUND FLOOR

Porch



Entry via uPVC double glazed door. Textured ceiling, skimmed walls, wood effect laminate flooring and door to:

Hallway



Skimmed ceiling, papered walls, wood effect laminate flooring, radiator, carpeted stairs to first floor, under stairs storage and door to:

Lounge 22'11" x 12'5" (7.0 x 3.8)



Skimmed and coved ceiling, papered walls, wood effect laminate flooring, two radiators, uPVC double glazed windows to front and rear, door to inner hallway and door to:

Kitchen 8'10" x 6'6" (2.7 x 2.0)



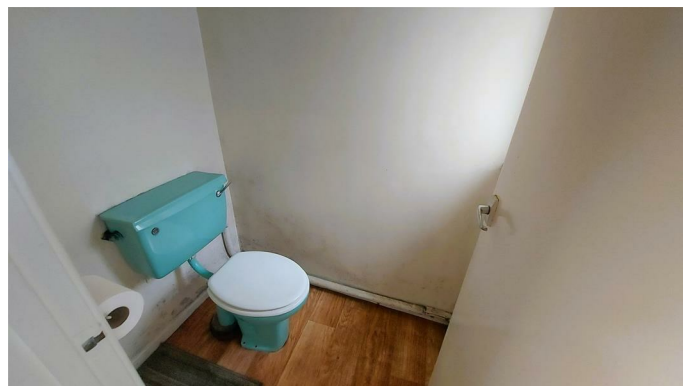
Skimmed ceiling, skimmed and tiled walls, vinyl flooring, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage, space for washing machine, cooker and fridge freezer, uPVC double glazed window to rear.

Inner Hallway



Polystyrene tiled ceiling, skimmed walls, vinyl flooring, window to side, uPVC double glazed door to side and door to:

W.C. 3'3" 13'1" x 3'3" (1.4 x 1.0)



Skimmed ceiling and walls, vinyl flooring, window to side and a low level W.C.

FIRST FLOOR

Landing



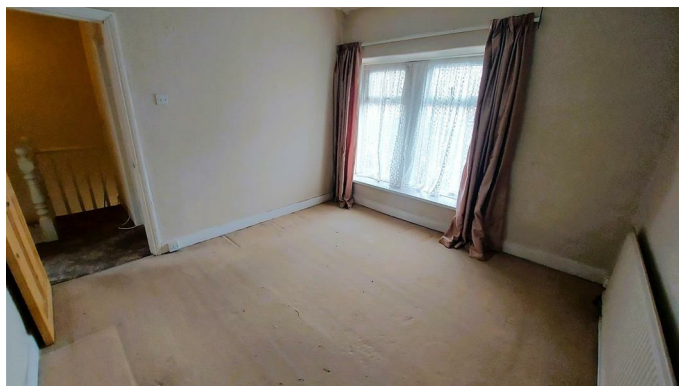
Papared ceiling with loft access, papared walls, fitted carpet and four doors off.

Bedroom One 11'5" x 10'5" (3.5 x 3.2)



Polystyrene tiled ceiling, papared walls, fitted carpet, radiator and uPVC double glazed window to rear.

Bedroom Two 11'5" x 10'5" (3.5 x 3.2)



Polystyrene tiled ceiling, papared walls, fitted carpet, radiator and uPVC double glazed window to front.

Bedroom Three 8'6" x 8'2" (2.6 x 2.5)



Polystyrene tiled ceiling, papared walls, fitted carpet, radiator and uPVC double glazed window to front.

Bathroom 9'2" x 8'6" (2.8 x 2.6)



Skimmed ceiling, papared and tiled walls, wood effect vinyl flooring, radiator, storage cupboard housing a gas combination boiler, uPVC double glazed window with obscured glass to rear, a three piece suite comprising a shower cubicle, low level W.C with concealed cistern and wash hand basin set on a vanity unit.

OUTSIDE

Rear Garden



Area laid to concrete, further areas laid to patio and artificial turf, block shed to rear, bordered with block walls and wooden pedestrian gate offering rear lane access.

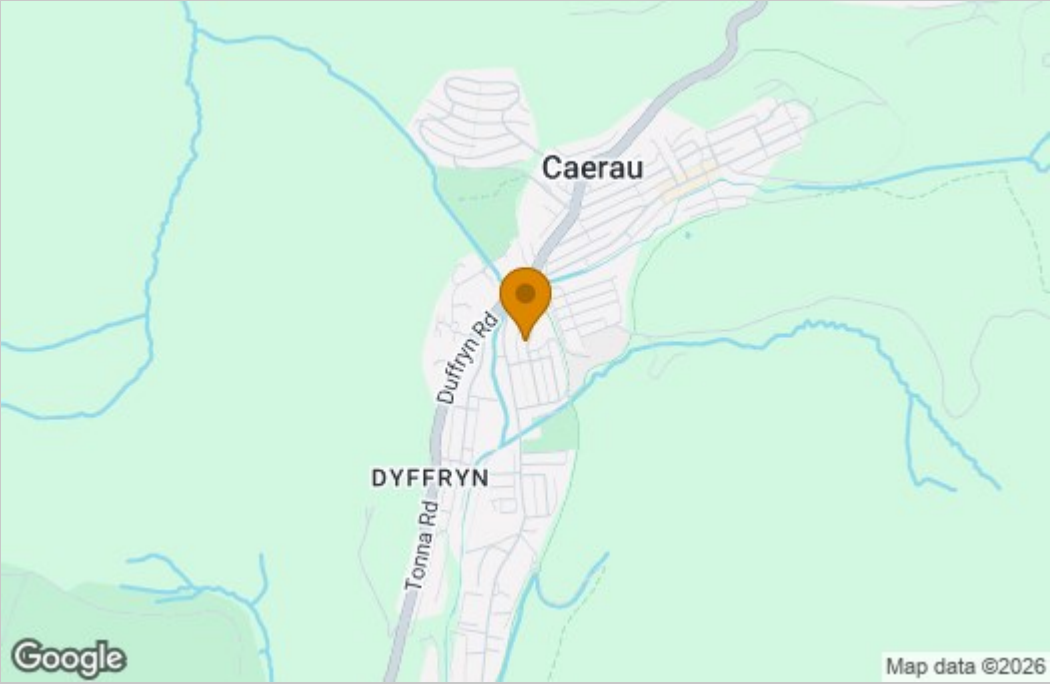
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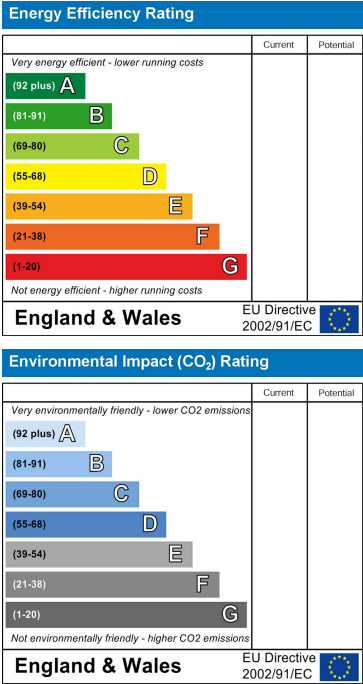
Floor Plan



Area Map



Energy Efficiency Graph



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