3a Picton Place, Maesteg, CF34 0HS

£145,000

We are pleased to offer For Sale, this delightful terraced property in the charming area of Picton Place, Maesteg which presents an excellent opportunity for those seeking a comfortable and inviting home. The location is particularly desirable, with local amenities, schools, and transport links within easy reach, making it an ideal choice for families and professionals alike.

The accommodation briefly comprises porch, a well-proportioned living space that is perfect for both relaxation and entertaining, kitchen and W.C. to the ground floor. Landing, three bedrooms which are generously sized, providing a peaceful retreat at the end of the day and a bathroom which is well-appointed, featuring modern fixtures that enhance the overall convenience of the home.

The property further benefits from uPVC double glazing throughout, gas central heating via combination boiler, rear garden, pedestrian access to side and off road parking to rear.

Do not miss the chance to make this charming property your new home.

Tenure - Freehold (TBC by a legal representative)

EPC = C

Council Tax = B

GROUND FLOOR

Porch

Entry via uPVC double glazed door. Skimmed ceiling and walls, tiled flooring and door to;

Lounge 16'4" x 16'0" (5.0 x 4.9)

Skimmed ceiling and walls, fitted carpet, two radiators, uPVC double glazed window to front, carpeted stairs to first floor and door to:

Inner Hallway

Skimmed ceiling and walls, tiled flooring, under stairs storage cupboard, open to kitchen and door to:

W.C. 6'2" x 3'3" (1.9 x 1.0)

Skimmed ceiling, skimmed and tiled walls, chrome towel rail radiator, uPVC double glazed window with obscured glass to rear and a two piece suite comprising a low level W.C. and pedestal wash hand basin.

Kitchen 11'5" x 9'10" (3.5 x 3.0)

Skimmed ceiling with spotlights, skimmed and tiled walls, tiled flooring, wall mounted gas combination boiler enclosed in a matching kitchen cupboard, 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 and fridge freezer, uPVC double glazed window and door to side.

FIRST FLOOR

Landing

Skimmed ceiling with loft access, skimmed walls, fitted carpet and four doors off.

Bedroom One 14'9" x 8'2" (4.5 x 2.5)

Skimmed ceiling and walls, fitted carpet, radiator and uPVC double glazed window to side.

Bedroom Two 11'5" x 9'10" (3.5 x 3.0)

Skimmed ceiling and walls, fitted carpet, radiator and uPVC double glazed window to side.

Bedroom Three 11'5" x 8'2" (3.5 x 2.5)

Skimmed ceiling and walls, fitted carpet, radiator and uPVC double glazed window to side.

Bathroom 7'10" x 6'2" (2.4 x 1.9)

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

OUTSIDE

Rear Garden

Area laid to patio, wooden pedestrian gate offering side access, further area laid to lawn and gate offering access to:

Off Road Parking

An open area laid to tarmac which offers parking for two vehicles.

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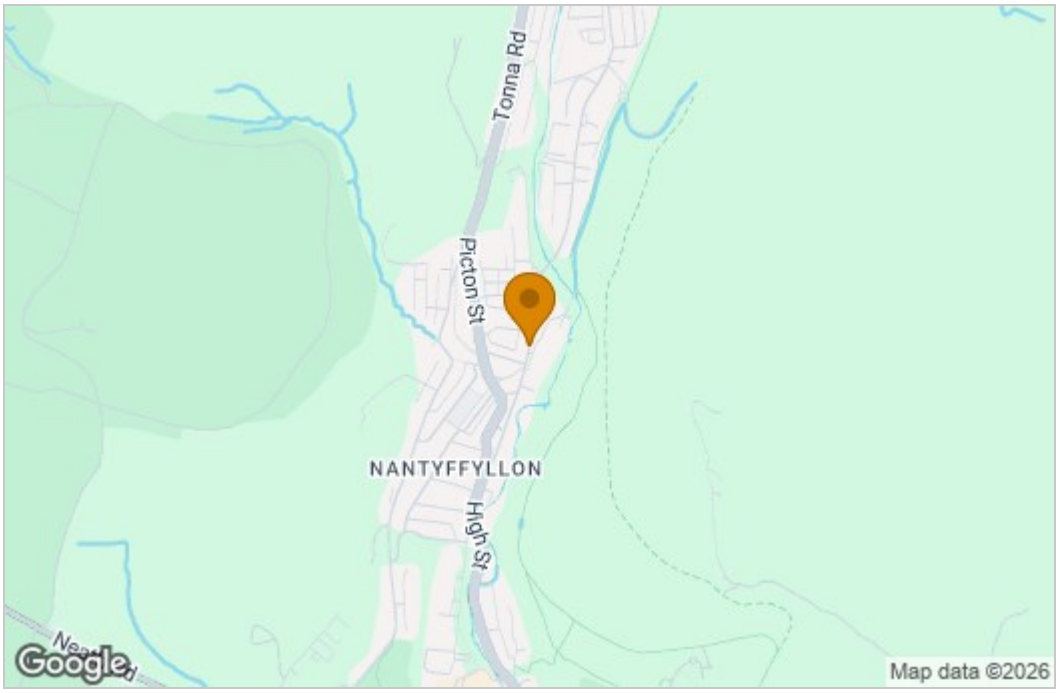
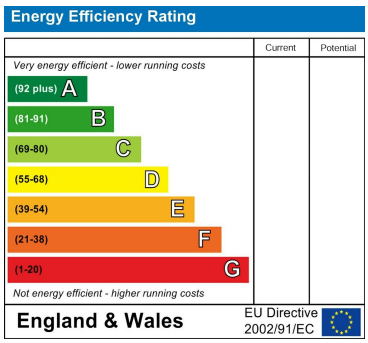
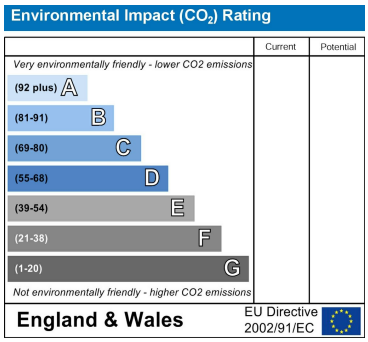
Floor Plan

Area Map



Energy Efficiency Graph





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