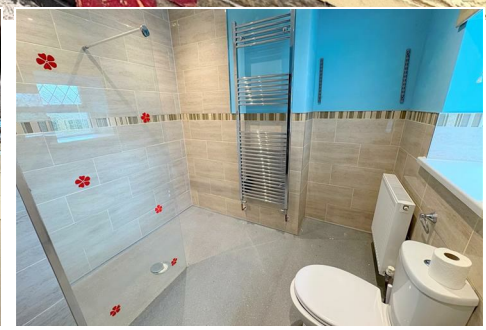
Ferriers
Sales & Letting Agents



3 North Street, Maesteg, CF34 0PH

£70,000

We are pleased to offer for sale this three bedroom, terraced property situated in Caerau, Maesteg. Conveniently located for access to local primary and secondary schools and offers easy access to public transport links towards Maesteg and Port Talbot. The property briefly comprises:- entrance porch, hallway, lounge, dining room, kitchen, side porch and a cloakroom to the ground floor. Landing, three bedrooms and a shower room to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing and an enclosed, rear courtyard with rear lane access. This property is the perfect "project property" and is being sold with no on-going chain!

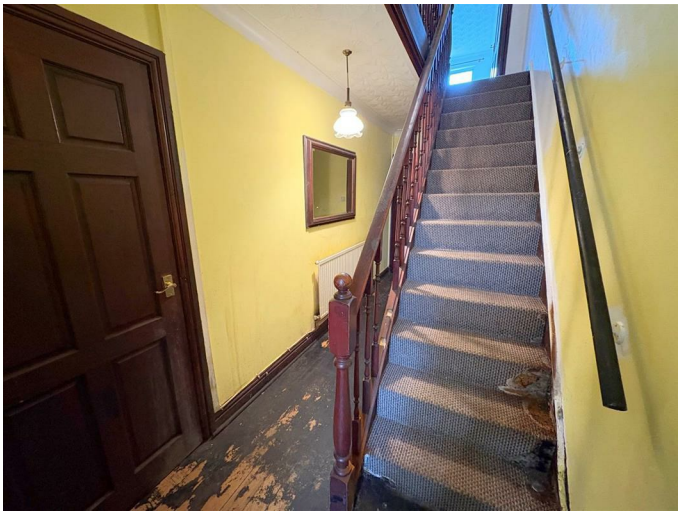
Tenure = Freehold (to be confirmed by a legal representative).
EPC Rating = D.
Council Tax Band = B.

Ground Floor

Entrance Porch

Entry via a uPVC double glazed door, textured and coved ceiling, skimmed walls with dado rail, tiled flooring, door into:-

Hallway



Textured and coved ceiling, skimmed and papered walls with dado rail, tiled flooring, radiator, carpeted staircase leading to the first floor, under stairs storage cupboard, two doors off:-

Lounge 20'7" x 8'6" (6.29 x 2.61)

Skimmed and coved ceiling, skimmed and papered walls, fitted carpet, two radiators, granite feature fireplace, dual aspect - two uPVC double glazed windows to the front and rear.

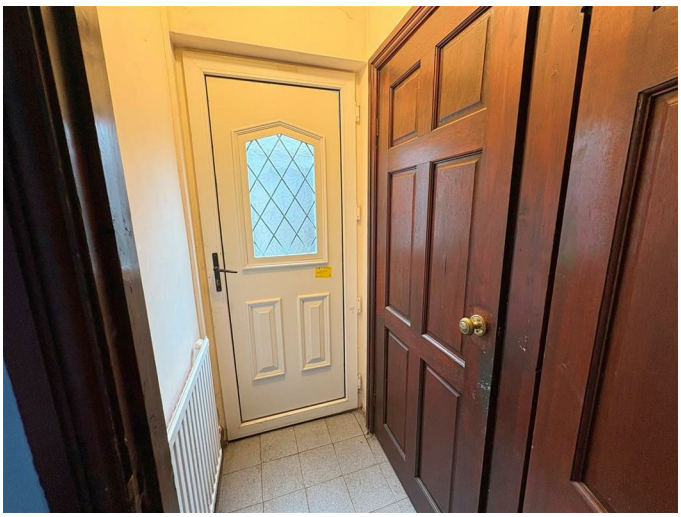
Dining Room 11'0" x 8'8" (3.36 x 2.66)

Textured and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the side, two doors off:-

Kitchen 12'5" x 8'7" (3.79 x 2.63)

Textured and coved ceiling, skimmed walls with tiled splashbacks, tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a ceramic one and a half bowl sink drainer with ceramic mixer tap, space for a freestanding cooker, space and plumbing for a washing machine, uPVC double glazed window to the rear.

Side Porch 3'2" x 2'10" (0.98 x 0.88)



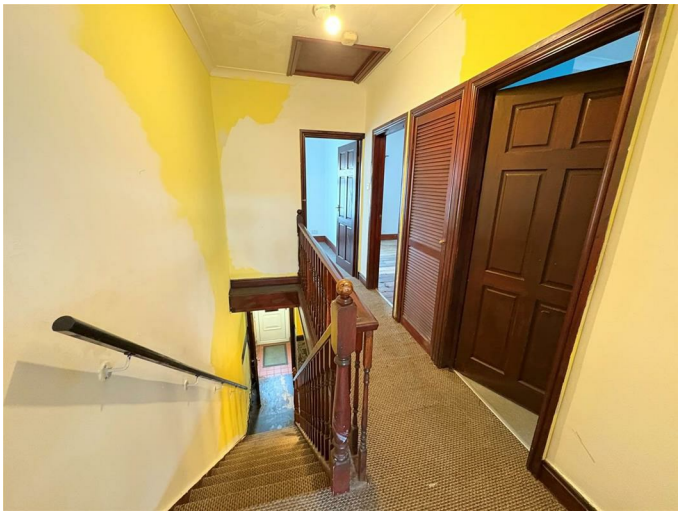
Textured and coved ceiling, skimmed walls, tiled flooring, radiator, uPVC double glazed door to the side providing access into the rear garden, door into:-

Cloakroom 4'5" x 2'11" (1.36 x 0.90)

Textured and coved ceiling, skimmed and tiled walls, tiled flooring, radiator, two piece suite comprising a pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the side.

First Floor

Landing



Textured and coved ceiling with loft access, skimmed walls, fitted carpet, airing cupboard housing the gas combination boiler, four doors off:-

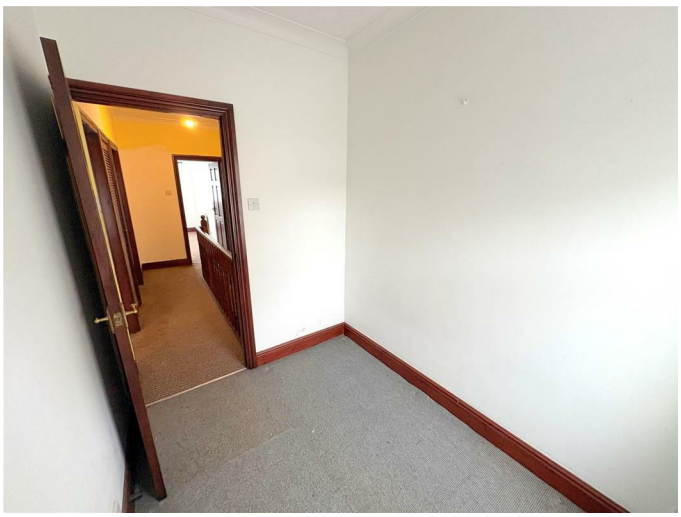
Bedroom One 12'5" x 8'7" (3.79 x 2.64)

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

Bedroom Two 12'4" x 8'7" (3.77 x 2.62)

Textured and coved ceiling, skimmed walls, radiator, uPVC double glazed window to the front.

Bedroom Three 7'11" x 6'0" (2.43 x 1.83)



Textured and coved ceiling, skimmed walls, fitted carpet, dwarf radiator, uPVC double glazed window to the front.

Shower Room 8'7" x 7'10" (2.64 x 2.41)

Skimmed and coved ceiling with spotlights, skimmed and tiled walls, vinyl flooring, radiator, chrome heated towel rail, three piece suite comprising a walk-in shower enclosure with glass privacy screen, vanity wash hand basin and a low level W.C., wall mounted vanity mirror, wooden double glazed window with obscured glass to the rear.

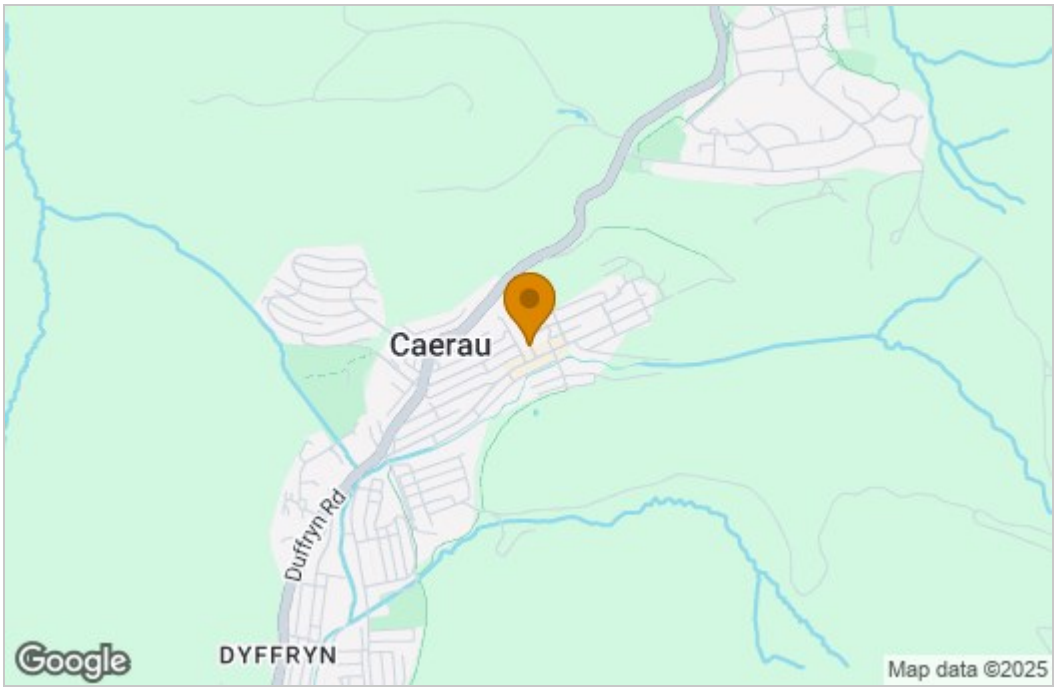
Outside

Rear Courtyard

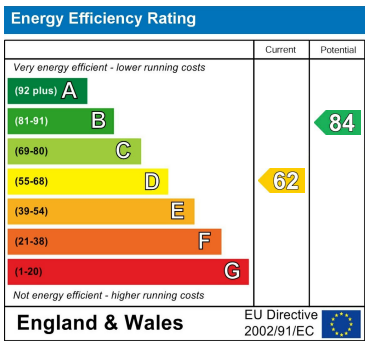
Concrete courtyard, block built storage shed, bordered with block walls, wooden pedestrian gate providing rear access.

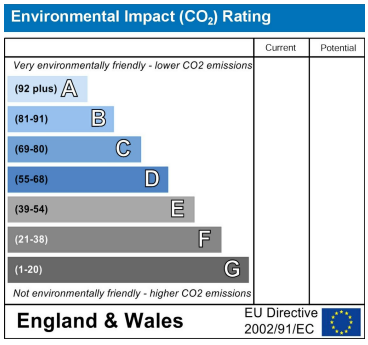
Floor Plan

Area Map



Energy Efficiency Graph





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