



15 Griffiths Terrace, Maesteg, CF34 0YB

£77,000

Ferriers Estate Agents are pleased to offer For Sale this three bedroom semi detached property in Caerau Park, known for its friendly community atmosphere while being close to local amenities. Residents can enjoy easy access to shops, schools, and parks, making it a wonderful place for families and individuals alike.

The accommodation briefly comprises a hallway, lounge, two reception rooms and kitchen to the ground floor. Landing, three bedrooms, bathroom and W.C to the first floor. The property further benefits from uPVC double glazing, gas combination boiler, front, rear and side gardens with off road parking to rear.

This property requires some refurbishment and offers a blank canvas to anyone looking to personalise their new home.

This semi-detached house is not just a property; it is a home waiting to be filled with memories.

Tenure = Freehold (TBC by a legal representative)

EPC = C

Council Tax Band = A

GROUND FLOOR

Hallway



Entry via uPVC double glazed door. Polystyrene tiled ceiling, papered walls, tiled flooring, stairs to first floor, uPVC double glazed window to side and three doors off.

Lounge 12'1" cx 9'10" (3.7 cx 3.0)



Polystyrene tiled ceiling, papered walls, radiator and uPVC double glazed bay window to front.

Reception Room Two 12'9" x 12'1" (3.9 x 3.7)



Polystyrene tiled ceiling, papered walls, tiled flooring, radiator and uPVC double glazed window to rear.

Kitchen 9'10" x 7'6" (3.0 x 2.3)



Skimmed ceiling, skimmed and tiled walls, tiled flooring, uPVC double glazed window to rear, uPVC double glazed door to side, radiator and a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainer with space for oven, hob and washing machine.

FIRST FLOOR

Landing

Papered ceiling with loft access, papered walls, uPVC double glazed window to side and five doors off.

Bedroom One 13'1" x 11'1" (4.0 x 3.4)



Textured ceiling, papered walls, radiator and uPVC double glazed window to front.

Bedroom Two 10'5" x 9'6" (3.2 x 2.9)



Textured ceiling, papered walls, two storage cupboards, one of which houses a gas combination boiler, radiator and uPVC double glazed window to rear.

Bedroom Three 9'2" x 7'10" (2.8 x 2.4)



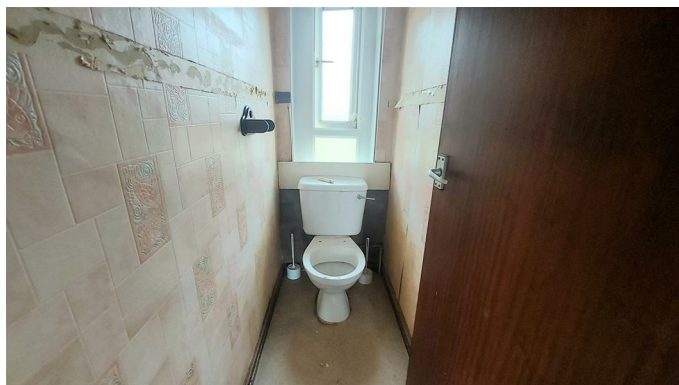
Textured ceiling, papered walls, radiator and uPVC double glazed window to front.

Bathroom 5'10" x 5'10" (1.8 x 1.8)



Skimmed ceiling, skimmed and tiled walls, vinyl flooring, radiator, uPVC double glazed window to side and a two piece suite comprising a panel bath and pedestal wash hand basin.

W.C. 5'10" x 2'7" (1.8 x 0.8)



Papered ceiling, papered walls, vinyl flooring, uPVC double glazed window with obscured glass to rear and a low level W.C.

OUTSIDE

Front/Side Garden



Area laid to patio with a selection of mature shrubs and trees, bordered with block walls and a wrought iron pedestrian gate. Two block sheds to side and access to rear garden.

Rear Garden

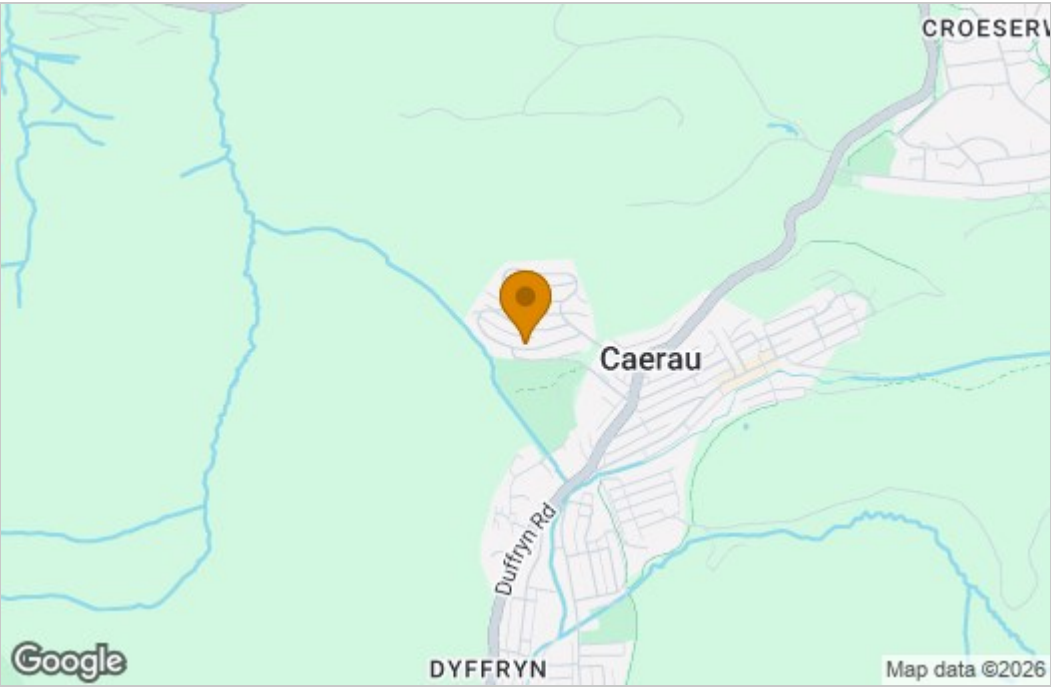


Area laid to lawn, further areas laid to patio and decorative pea shingle, a selection of mature plants and shrubs and off road parking to rear.

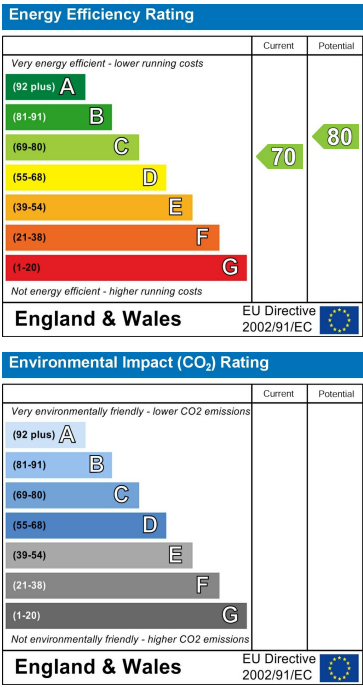
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.