



22 Upper Street, Maesteg, CF34 9DU

Offers Over £199,950

We are delighted to offer For Sale this immaculately presented three/four bedroom mid terraced property which has been recently refurbished to an exceptional standard. With accommodation arranged over three floors, this property offers versatile living options. The areas can be tailored to suit your lifestyle, whether you envision a cosy living room, a formal dining space, a playroom for the children, or a bedroom. The lower ground floor kitchen / diner has a real wow factor and is the ideal heart of the home.

Conveniently located within walking distance of Maesteg town centre, providing many independent shops and cafes as well as supermarkets and offering easy access to transport links.

The accommodation briefly comprises a hallway and two reception rooms to the ground floor that provide ample space for relaxation and entertaining. Landing, three bedrooms and W.C. to the first floor. Open plan kitchen / diner, bathroom and separate W.C. to the lower ground floor.

The property further benefits from new uPVC double glazing throughout, gas central heating via combination boiler which also controls the under floor heating throughout the lower ground floor. The rear garden benefits from a patio area and for those with vehicles, the property includes parking for one vehicle, a valuable asset in this bustling area. This feature adds convenience and peace of mind, allowing you to come and go with ease.

In summary, this terraced property on Upper Street, Maesteg, is a wonderful opportunity for anyone seeking a comfortable and inviting home. With its generous living spaces, three/four bedrooms, and convenient parking, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming property your own.

Tenure = Freehold (TBC by a legal representative)

EPC = D

Council Tax Band = B

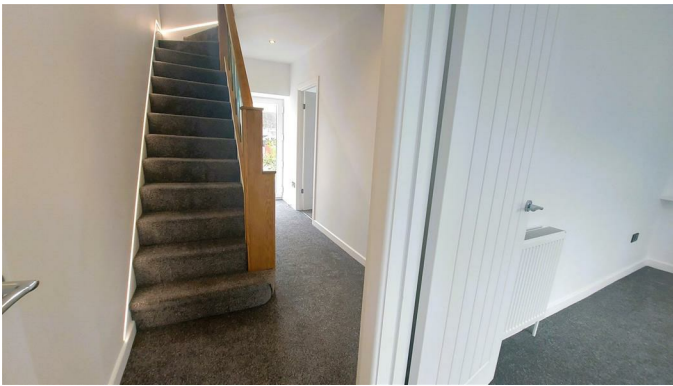
GROUND FLOOR

Porch



Entry via composite door. Skimmed ceiling and walls, tiled flooring and door to:

Hallway



Skimmed ceiling and walls, fitted carpet, contemporary vertical radiator, uPVC double glazed door to rear (fire escape), carpeted stairs to first floor and lower ground floor with inset LED lighting and two doors off.

Lounge 12'1" x 8'6" (3.7 x 2.6)



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

Dining Room / Bedroom Four 12'5" x 8'10" (3.8 x 2.7)



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

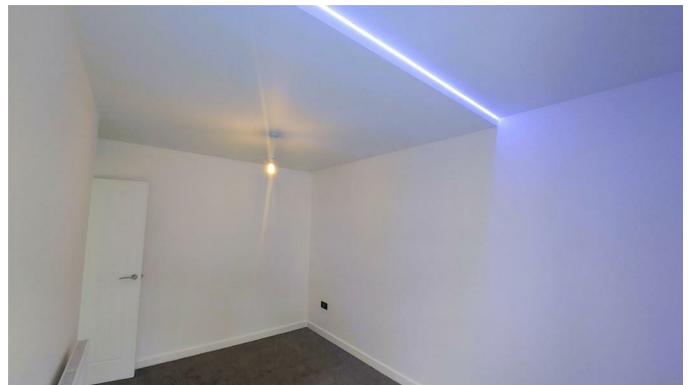
FIRST FLOOR

Landing



Skimmed ceiling and walls, fitted carpet, radiator, uPVC double glazed window to rear and four doors off.

Bedroom One 12'9" x 8'2" (3.9 x 2.5)



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

Bedroom Two 9'10" x 6'10" (3.0 x 2.1)



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

Bedroom Three 9'6" x 8'2" (2.9 x 2.5)



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

W.C. 4'3" x 2'3" (1.3 x 0.7)



Skimmed ceiling, skimmed and tiled walls, tiled flooring, towel rail radiator, a two piece suite comprising a low level W.C. and a wash hand basin set on a vanity unit.

LOWER GROUND FLOOR

Kitchen / Diner

Kitchen Area 15'1" x 8'2" (4.6 x 2.5)



Skimmed ceiling with spotlights and ambient colour changing LED lighting, skimmed and tiled walls, tiled flooring with gas fired under-floor heating, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl composite sink/drain, five ring gas hob with contemporary over head extractor, eye level double oven, central island with supporting pillar, space for washing machine and fridge/freezer and open to:

Dining Area 15'1" x 12'1" (4.6 x 3.7)



Skimmed ceiling with spotlights, skimmed walls, tiled flooring with gas fired under-floor heating, uPVC double glazed French doors to rear and two doors off.

Bathroom 6'6" x 6'2" (2.0 x 1.9)



Skimmed ceiling with spotlights, tiled walls, tiled flooring with gas fired under-floor heating, contemporary towel rail radiator, uPVC double

glazed window with obscured glass to rear, a three piece suite comprising a corner bath, shower cubicle and wash hand basin set on a vanity unit.

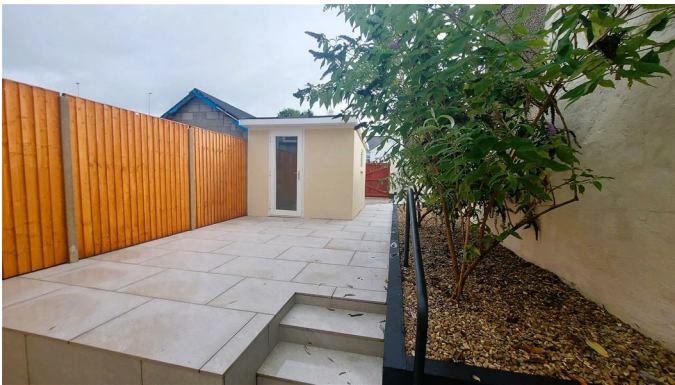
W.C. 4'11" x 2'3" (1.5 x 0.7)



Skimmed ceiling with spotlight, skimmed and tiled walls, tiled flooring with gas fired under-floor heating, two piece suite comprising a low level W.C. and wash hand basin set on a vanity unit.

OUTSIDE

Rear Garden

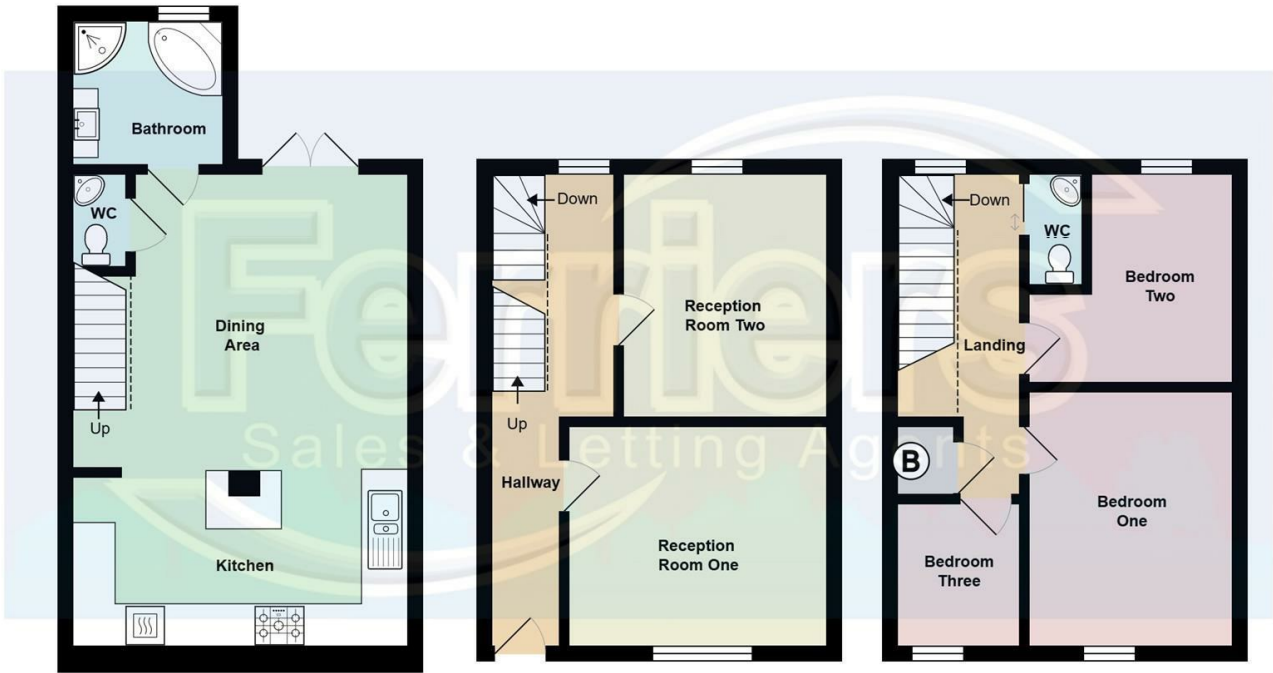


Area laid to patio, raised bed with a selection of mature plants and shrubs, block storage shed and off road parking with secure wooden driveway gates.

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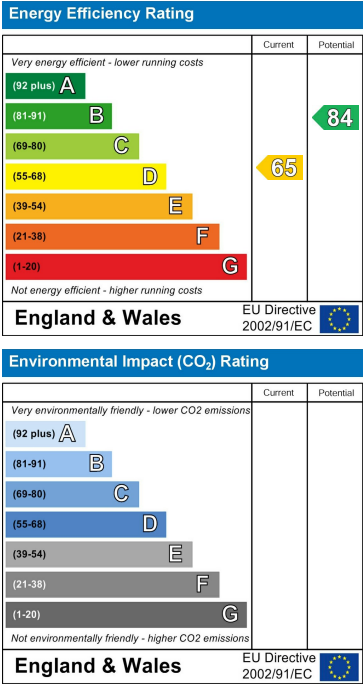
Floor Plan



Area Map



Energy Efficiency Graph



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