Ferriers
Sales & Letting Agents









5 Victoria Street, Maesteg, CF34 0YP

£125,000

Ferriers Estate Agents are pleased to bring to the market this recently refurbished immaculately presented property for sale. Spread across three floors, this attractive stone fronted period family home is beautifully presented throughout and offers spacious, modern living accommodation to include three bedrooms. Nestled in a sought after residential street within easy reach of the town centre, local amenities, schools and commuting links.

The property briefly comprises:- entrance hallway, two reception rooms and a storage room to the ground floor. Kitchen / diner, utility room and a family bathroom to the lower ground floor. Landing, three bedrooms and W.C. to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout and an enclosed, low maintenance rear garden with rear lane access - private and ideal for families. This is a truly fantastic family home in a well connected location, clean, move in ready and offering everything needed for comfortable modern living.

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

Ground Floor

Entrance Hallway



Entry via a uPVC double glazed door, textured and coved ceiling, skimmed walls, fitted carpet, carpeted staircase leading to the first floor, two doors off:-

Reception Room Two 12'1" x 8'6" (3.7 x 2.6)



Textureded ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to front.

Reception Room One 13'1" x 12'5" (4 x 3.8)



Textured ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to rear and door to:

Landing

Textured ceiling, skimmed walls, fitted carpet, door to storage room and carpeted stairs to lower ground floor.

Storage Room



Lower Ground Floor

Kitchen / Diner 15'1" x 12'9" (4.6 x 3.9)



Skimmed and coved ceiling, skimmed walls, wood effect vinyl flooring, radiator, uPVC double glazed window and door to rear, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainer, integrated ceramic hob, microwave and eye level oven and door to:

Utility Room 6'6" x 5'10" (2.0 x 1.8)



Skimmed ceiling, skimmed walls, wood effect vinyl flooring, wall mounted gas combination boiler, storage cupboard and door to:

Bathroom 8'2" x 8'2" (2.5 x 2.5)



PVC panelled ceiling, PVC panelled walls, wood effect vinyl flooring, a contemporary monochrome three piece suite comprising a panel bath with shower over and privacy screen, low level W.C. and wash hand basin set on a vanity unit, radiator and uPVC double glazed window with obscured glass to front.

First Floor

Landing



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

Bedroom One 12'9" x 7'10" (3.9 x 2.4)



Textured ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to front.

Bedroom Two 9'10" x 8'10" (3.0 x 2.7)



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

Bedroom Three 9'10" x 7'6" (3.0 x 2.3)



Textured ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to front.

Cloakroom 4'11" x 2'11" (1.5 x 0.9)



Skimmed ceiling, skimmed walls, wood effect vinyl flooring, uPVC double glazed window with obscured glass to rear and a two piece suite comprising a low level W.C. and wall mounted wash hand basin.

Outside

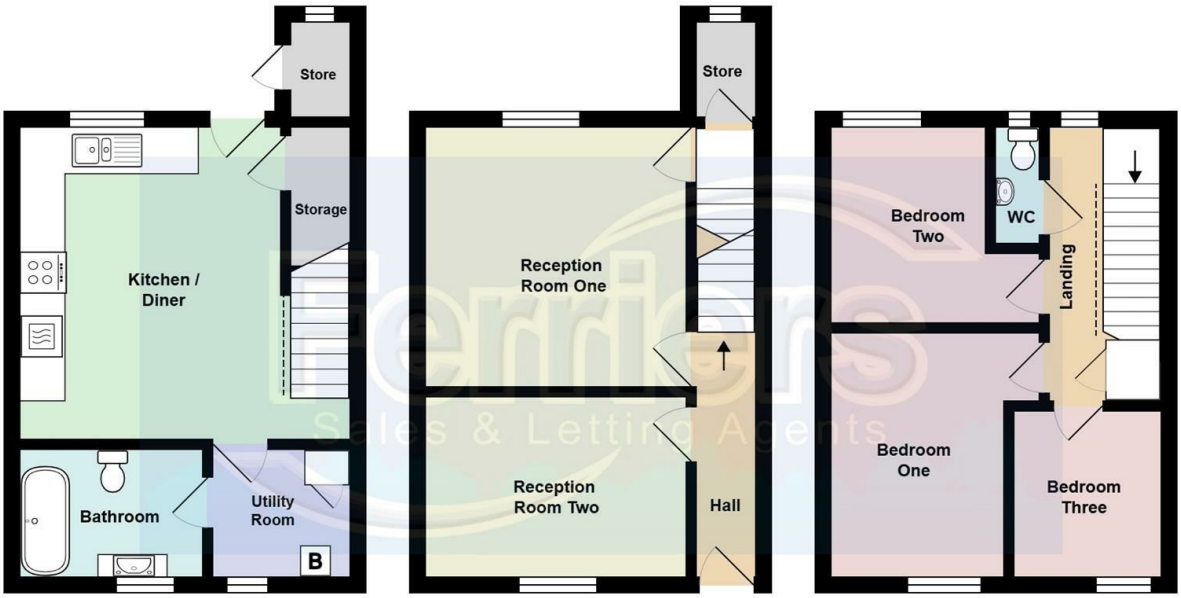
Rear Garden



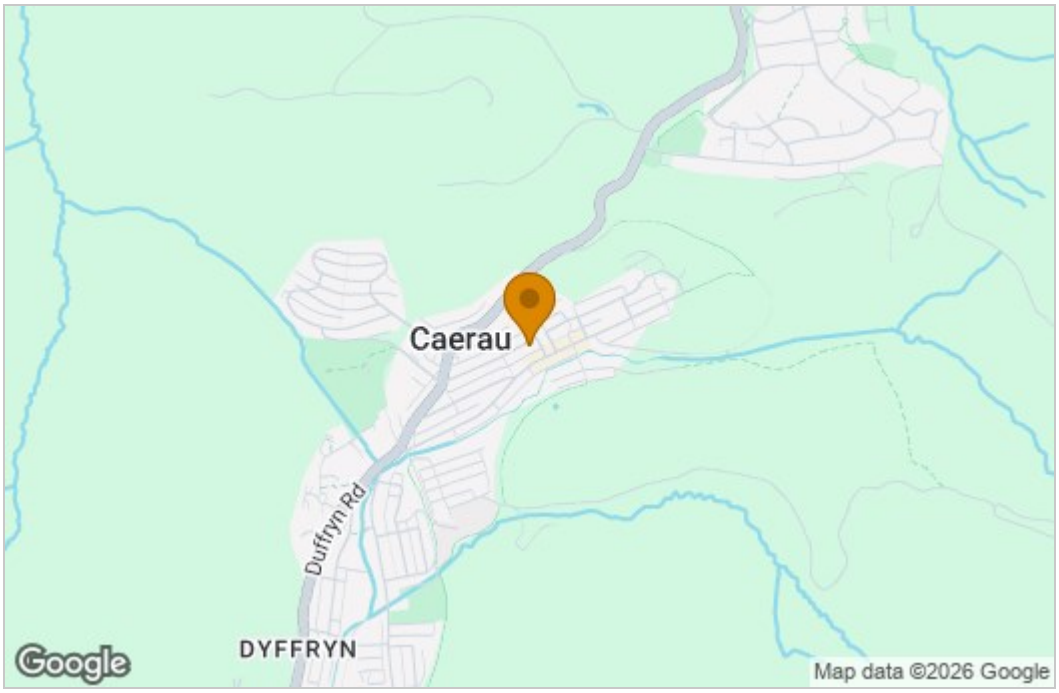
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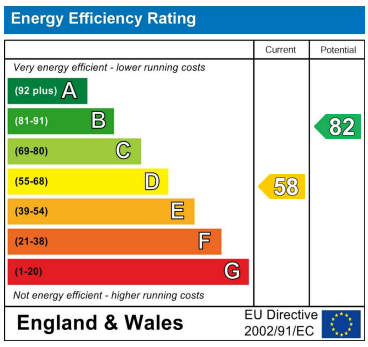
Floor Plan

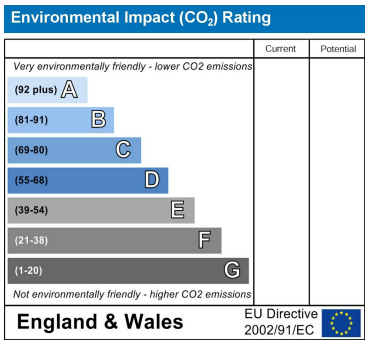


Area Map



Energy Efficiency Graph





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