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Caines



Castle Street, Maesteg, Bridgend. CF34 9YL

£129,950



# Castle Street, Maesteg, Bridgend. CF34 9YL

Three bedroom mid terraced house comprising entrance hall, TWO RECEPTION ROOMS, kitchen, bathroom with separate w.c., three double bedrooms, attic room and enclosed rear garden. Within walking distance of Maesteg town centre and all amenities.

**£129,950 - Freehold**

- Three bedroom mid terraced house
- Good sized kitchen
- Two reception rooms
- Attic room / good sized enclosed rear garden
- Walking distance to Maesteg town centre
- EPC - D / Council tax -



## DESCRIPTION

Introducing this three bedroom mid terraced property situated within walking distance of Maesteg town centre. Close to local primary and comprehensive schools, shops, bus and train routes. The property briefly comprises:- entrance hall, two reception rooms, bathroom to the ground floor with separate w.c. and three bedrooms to the first floor. The property further benefits from gas central heating via combination boiler, PVCu double glazing throughout and enclosed rear garden.

## ENTRANCE

Via part glazed door into the entrance hall.

## ENTRANCE PORCH

Papered ceiling and walls, skirting, tiled flooring and door leading to the entrance hall.

## ENTRANCE HALL

Papered and coved ceiling with centre pendant light, papered walls, skirting, radiator and a continuation of the tiled flooring.

## RECEPTION ROOM 2 (12' 8" x 12' 5") or (3.86m x 3.78m)

Papered and coved ceiling with centre pendant light, papered walls, skirting, vinyl flooring in wood effect, radiator and PVCu double glazed window overlooking the front of the property.

## LOUNGE/DINER (16' 3" x 14' 5") or (4.95m x 4.40m)

Papered and coved ceiling with centre pendant light and ceiling rose, emulsioned walls, radiator, skirting, tiled flooring in wood effect and sliding double glazed door leading to the rear garden. Feature chimney breast with marble hearth, wooden surround and mantle housing a gas fire. Stairs leading to the first floor.

## KITCHEN (13' 8" x 9' 8") or (4.17m x 2.94m)

Papered and coved ceiling with centre strip light, emulsioned walls with tiling to the splash back areas, skirting, tiled flooring, radiator and PVCu double glazed window overlooking the side of the property. A range of base and wall units with tiled square edge work top and matching back splash. Integrated electric oven with four ring gas burner with overhead extractor fan. Space for freestanding fridge/freezer, washing machine, tumble dryer and potential space for a dishwasher. Inset stainless steel one and half sink with chrome mixer tap.

## INNER HALLWAY

Access to the bathroom, w.c., rear garden and storage cupboard. Emulsioned ceiling with centre light, emulsioned walls, skirting, tiled flooring, radiator and PVCu double glazed window to the side of the property.

## SEPARATE WC (8' 4" x 2' 8") or (2.55m x 0.82m)

Emulsioned ceiling with centre light, emulsioned walls, skirting, tiled flooring, PVCu double glazed window to the rear of the property and low level w.c.



## BATHROOM (8' 4" x 6' 8") or (2.55m x 2.04m)

Emulsioned ceiling with centre light, emulsioned walls with dado rail and tiling to the splash back areas, skirting, tiled flooring, radiator and PVCu double glazed window overlooking the rear of the property. Three piece suite comprising freestanding bath with chrome mixer tap, pedestal wash hand basin with chrome tap and built in unit and freestanding shower with bi-fold glass screen and overhead chrome mixer shower.

## LANDING

Via stairs with fitted carpet, spindle balustrade and handrail. Papered ceiling with centre pendant light, smoke alarm, papered walls, skirting and vinyl flooring. Stairs leading to the attic room.

## BEDROOM 2 (11' 5" x 8' 11") or (3.48m x 2.73m)

Papered ceiling with centre pendant light, papered walls, skirting, vinyl flooring, radiator and PVCu double glazed window to the rear of the property. Two built in storage cupboard with hanging rails and shelving.

## BEDROOM 3 (8' 3" x 7' 5") or (2.51m x 2.26m)

Papered ceiling with centre spot light, papered walls, skirting, laminate flooring, radiator and PVCu double glazed window overlooking the rear of the property.

## INNER LANDING

Staircase and doorway leading to bedroom one. Papered ceiling with centre light, papered walls, skirting, original floorboards.

## BEDROOM 1 (16' 5" max x 11' 8" max) or (5.0m max x 3.55m max)

Papered ceiling with centre spot lights, papered walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. Two double built in wardrobes with hanging rails and shelving. Stairs leading to the attic room.

## ATTIC ROOM (16' 5" x 11' 5") or (5.00m x 3.48m)


Papered ceiling with centre spot lights, part emulsioned / papered walls, skirting, fitted floorboards, radiator, eaves storage either side, one housing the combination gas boiler, radiator and two wooden double glazed velux windows overlooking the rear of the property. No building regulations.

## OUTSIDE

Enclosed and private rear garden with a paved area, gate and steps leading to a further paved area with raised borders and decorative stone. Area for large shed to the rear.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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