

53 Fairfield Avenue, Maesteg, CF34 9LW

£84,995

ARE YOU LOOKING FOR AN INVESTMENT PROPERTY?..... BEING SOLD WITH TENANT IN SITU..... Pennaf Premier are pleased to offer for sale a three bedroom investment property located in Maesteg. The property comprises of hallway, lounge, kitchen and bathroom to the ground floor, three bedrooms to the first floor and large rear garden. To arrange a viewing please call a member of our team on 01639 760033.

GROUND FLOOR

Hallway

Entrance via uPVC front door with obscure glass. Laminate flooring with paper and emulsion walls, coving to the ceiling, central light, radiator, stairs to the first floor.

Reception Room

15'4" x 11'4" (4.685 x 3.465)

Laminate flooring with papered and emulsion walls, coving to ceiling, radiators, central light, uPVC patio doors to the rear of the property.



Kitchen/Diner

8'1" x 17'3" (2.478 x 5.273)

Fitted wall and base units with laminate worktops, single sink with mixer taps, space for free standing gas cooker, overhead extractor and stainless steel splash back, plumbing for washing machine, space for tumble dryer, space for dining table. Vinyl flooring, walls are papered, emulsion and tiled in areas, central light, uPVC windows to the front of the property.



Bathroom

5'1" x 5'6" (1.556 x 1.679)

Vinyl flooring with papered and tiled walls, central light. Pedestal wash hand basin, standard bath with shower attachment over, uPVC opaque window to the side of the property.

FIRST FLOOR

Landing

Stairs leading to the first floor with carpet to the floor, emulsion walls, uPVC window to the front of the property, central light, radiator, cupboard housing boiler. Attic access - boarded.

Bedroom

14'5" x 8'4" (4.396 x 2.544)

Vinyl flooring, paper and emulsion walls, radiator, central light, uPVC window to the front of the property, built in cupboard.



Bedroom

11'7" x 11'5" (3.535 x 3.488)

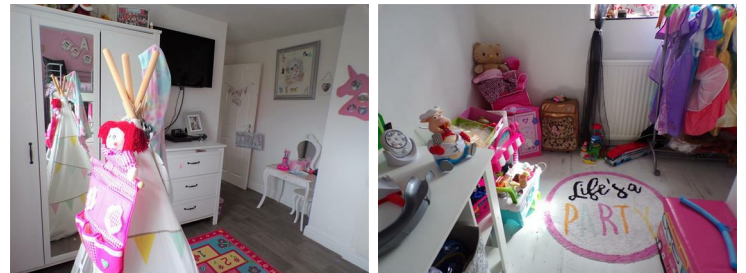
Vinyl to the floor with emulsion walls, central light, uPVC rear facing window, built in cupboard.



Bedroom

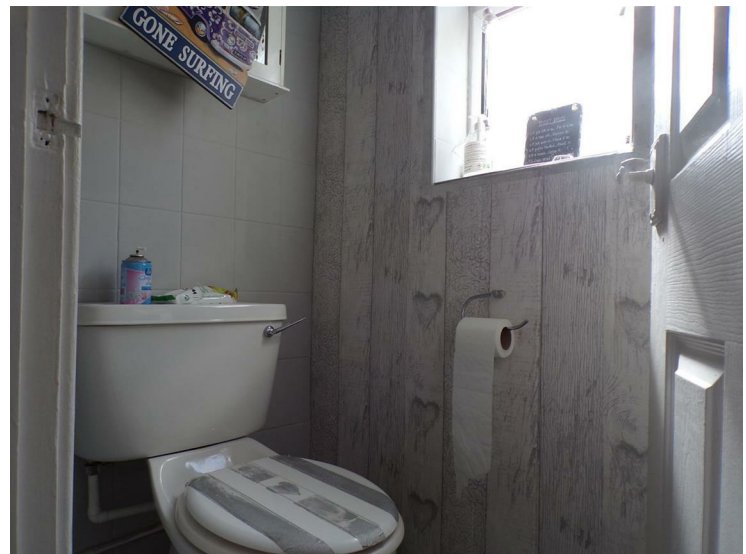
8'8" x 7'11" at widest point (2.656 x 2.417 at widest point)

Vinyl flooring, emulsion walls, radiator, central light, uPVC window to the rear of the property.



Toilet

Vinyl flooring, central light, W.C., uPVC side facing window with obscure glass.



OUTSIDE

Front Garden

Access via the gates, hard standing area, steps leading to pathway to the front door at the side of the property.

Rear Garden

Fully enclosed rear garden, with steps leading to lower level. Outbuilding, side gate access.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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