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Rathbone Terrace, Maesteg, Bridgend.  
CF34 0YL

£159,950



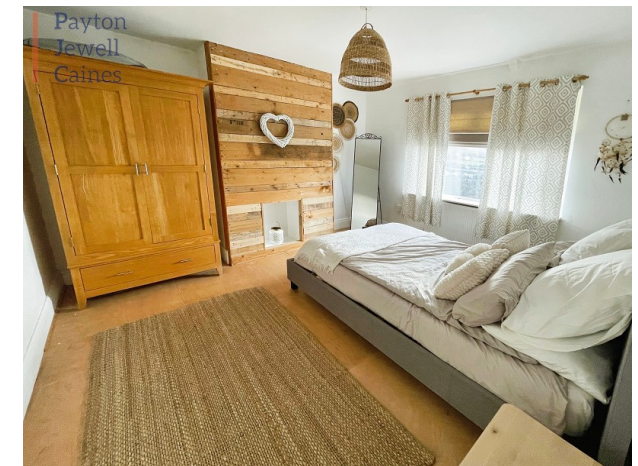
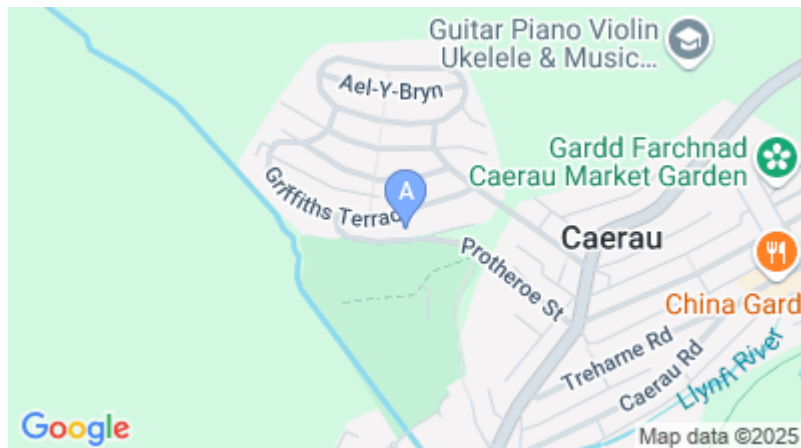


# Rathbone Terrace, Maesteg, Bridgend. CF34 0YL

Well presented three bedroom semi detached house with PANORAMIC VIEWS over the hillside and comprising lounge, dining area, kitchen, wet room, front and rear gardens and potential for off road parking to the rear. Viewing recommended.

£159,950 - Freehold

- Three bedroom semi detached house
- Good size family home
- Lounge / diner
- Wet room to the first floor
- Potential for off road parking to the rear
- EPC - D / Council tax - A





## DESCRIPTION

Introducing this well presented three bedroom semi detached house situated in Caerau, Maesteg. The property is perfectly located for access to the local primary school and offers easy access to public transport links towards Maesteg and Port Talbot. Ideal first time purchase.

## ENTRANCE

Canopy entrance with frosted PVCu frosted double glazed door into the entrance hall.

## ENTRANCE HALL (14' 1" x 6' 7") or (4.30m x 2.0m)

Emulsioned and coved ceiling, part emulsioned / part panelled walls, tiled effect vinyl flooring, PVCu window to the side of the property and storage cupboard housing the electric consumer unit ideal for coats and shoes. Carpeted staircase with black and stainless steel balustrade and rope handrail to the first floor. Under stairs storage with window and lighting. Opening into the kitchen/diner and door into the lounge.

## DINING AREA (15' 9" max x 12' 6" max) or (4.80m max x 3.80m max)

Emulsioned and coved ceiling, emulsioned walls, fitted carpet, PVCu double glazed window to the rear of the property with leaded glass and tall black designer radiator. Chimney breast with feature wood panelling and opening into the lounge.

## LOUNGE (12' 2" max x 11' 10" max) or (3.70m max x 3.60m max)

Emulsioned and coved ceiling, emulsioned walls and a continuation of the fitted carpet. Feature fireplace with wooden mantle painted black with log burner and concrete slab. PVCu double glazed bay window with leaded glass and radiator.

## KITCHEN (9' 2" max x 18' 4") or (2.80m max x 5.60m)

Emulsioned and coved ceiling, emulsioned walls, vinyl tile effect flooring and radiator. Base units with complementary work surfaces housing a Franke one and half stainless steel sink drainer with pull out mixer tap and feature wood wall. Space for washing machine, tumble dryer, fridge/freezer and cooker. PVCu windows to the front and rear of the property and PVCu door with frosted glass leading to the rear of the property.

## LANDING (8' 6" max x 8' 6" max) or (2.60m max x 2.60m max)

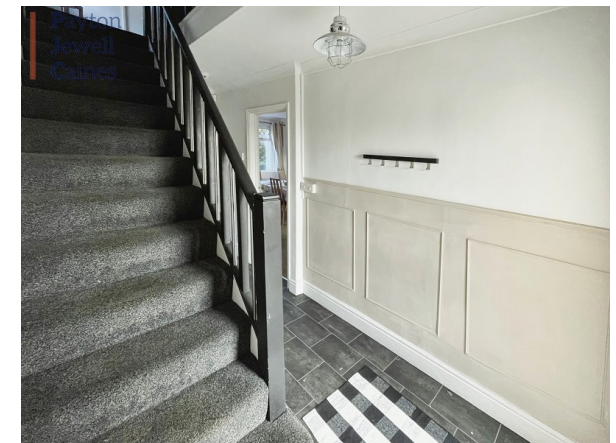
Via stairs with fitted carpet and black and stainless steel balustrade with feature wall and frosted PVC double glazed window to the side of the property. Access to the attic with loft ladder.

## WET ROOM (5' 3" x 8' 6") or (1.60m x 2.60m)

Emulsioned ceiling, tiled walls, radiator, vinyl flooring, extractor fan and frosted glazed windows to the side and rear of the property. Three piece suite comprising low level w.c. wall mounted wash hand basin with stainless steel hot and cold tap and glass panel shower screen with electric shower.

## BEDROOM 1 (10' 10" max x 12' 10" max) or (3.30m max x 3.90m max)

Emulsioned ceiling and walls, wood effect flooring, feature wood effect wall, PVCu double glazed window to the front of the property and radiator.



## BEDROOM 2 (10' 2" max x 10' 6" max) or (3.10m max x 3.20m max)

Emulsioned ceiling and walls, radiator, PVCu double glazed window to the rear of the property, Worcester boiler housed in a cupboard, wood effect flooring and wood effect feature wall.

## BEDROOM 3 (9' 2" max x 7' 10" max) or (2.80m max x 2.40m max)

Emulsioned ceiling and walls, PVCu double glazed window to the front of the property, wood effect flooring and feature wood panel and radiator.

## OUTSIDE

Steps to the front of the property leading to the front door and tiered garden with mature hedgerow. Steel balustrade and fencing. Outdoor electric sockets. Decorative stone to the side of the property.


Rear garden laid to lawn via concrete steps, patio area and further tiers leading to an area for potential off road parking. Enclosed via fencing. Outhouse for storage to the side of the property.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)



# Floorplan & EPC

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



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

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