

Payton
Jewell
Caines



31 Humphreys Terrace, Maesteg - CF34 0SG

Maesteg

£115,000



31 Humphreys Terrace

Maesteg

Three bedroom semi detached house comprising entrance hall, lounge, kitchen, downstairs WC, first floor bathroom and enclosed front and rear gardens. The property is within easy reach of Maesteg town centre, local amenities, schools and commuting links. Ideal first time purchase.

- Three bedroom semi detached house
- Enclosed front and rear gardens
- Downstairs WC and first floor bathroom
- Ideal first time purchase





Entrance

Via UPVc frosted glazed door into the hallway finished with painted walls, fitted carpet and stairs to the first floor. Under stairs storage cupboard housing the electric wall mounted fuse box.

Lounge

13' 9" x 12' 2" (4.20m x 3.70m)

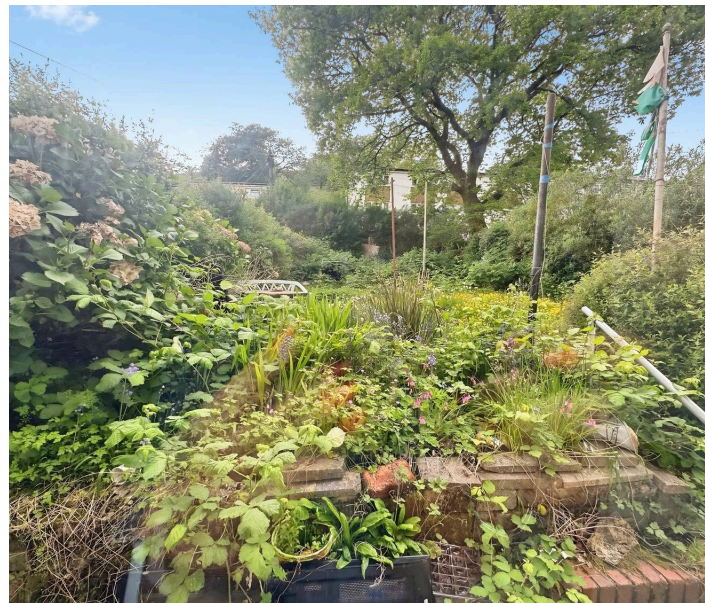
4.2m x 3.7m (13' 9" x 12' 2") Overlooking the front via PVCu double glazed window and finished with part painted / part papered walls, skirting and fitted carpet. Double doors through to the kitchen.

Kitchen

21' 4" x 8' 8" (6.50m x 2.65m)

6.5m x 2.65m (21' 4" x 8' 8") Overlooking the rear garden via two PVCu double glazed windows finished with emulsioned ceiling and walls, skirting and vinyl flooring. Space for dining table and chairs. A range of low-level and wall mounted units with roll top work surface housing an inset sink with drainer, plumbing for washing machine and space for tumble, cooker and fridge freezer. Wall mounted Worcester gas fired combination boiler. PVCu frosted glazed window to the rear lobby with a PVCu frosted glazed door leading out to the rear garden. Access into the WC.

WC



Stairs and landing

To the first floor via stairs with fitted carpet and wooden balustrade and stair lift. Access to loft storage and PVCu double glazed window to the side.

Bathroom

PVCu frosted glazed window to the rear finished with a three-piece suite in white comprising WC, wash hand basin and bath with an over bath electric shower and a radiator.

Bedroom 1

13' 5" x 9' 0" (4.10m x 2.75m)

4.1m x 2.75m (13' 5" x 9' 0") Overlooking the rear via PVCu double glazed window finished with painted walls and a fitted storage cupboard.

Bedroom 2

12' 2" x 12' 2" (3.70m x 3.70m)

3.7m x 3.7m (12' 2" x 12' 2") Overlooking the front via PVCu double glazed window finished with painted walls and two fitted storage cupboards.

Bedroom 3

9' 2" x 8' 6" (2.80m x 2.60m)

2.8m x 2.6m (9' 2" x 8' 6") Overlooking the front via PVCu double glazed window finished with painted walls and a fitted carpet.

Outside

Enclosed front and rear gardens.



Payton Jewell Caines

Payton Jewell Caines Ltd, 8 Dunraven Place - CF31 1JD

01656654328 • bridgend@pjchomes.co.uk • pjchomes.co.uk/

These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.