



VICTORIA STREET, MAESTEG

£850 PCM

A lovely three bedroom family home, situated in a popular street in Caerau, Maesteg. Lounge & separate wc to the ground level. Kitchen, bathroom with enclosed shower unit, and boiler room to the basement level. Rear garden with storage sheds. Viewing recommended.

- Approximately 7 miles from the M4 at Junction 36
- Close Links to M4
- CLOSE TO AMENITIES
- CLOSE TO SCHOOLS
- Enclosed Rear Garden
- Excellent Location
- Excellent Views
- Fitted Bathroom
- Fitted Kitchen

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Front Courtyard

Porch (1.42m x 1.05m (4' 8" x 3' 5"))

Entrance via Upvc door. smooth white ceiling finish. Light fitment. White Emulsioned wall. Vinyl flooring. door leading to

Living Room (6.67m x 3.57m (21' 11" x 11' 9"))

Smooth white ceiling finish. Light fitments. White Emulsioned walls. Radiators. Upvc window to front and rear. Stairs leading to first floor. Carpet. Door leading to

Stairs And Ground Floor Landing (4.74m x 1.07m (15' 7" x 3' 6"))

Smooth white ceiling finish. Light fitment. White Emulsioned walls. Stairs going to ground floor. Carpet. Wooden door leading to

Ground Floor W.C

Smooth white ceiling finish. Light fitment. Tiled walls. Upvc frosted window to rear. White sink. White W.C. Vinly flooring.

Inner Hallway

Smooth white ceiling finish. Light fitment. White Emulsioned walls. new grey carpet. Three wooden doors leading to

Storage Room (1.82m x 1.25m (6' 0" x 4' 1"))

Smooth ceiling. Light fitment. Combi boiler. White Emulsioned walls. Vinyl flooring.

Basement Bathroom (2.84m x 2.51m (9' 4" x 8' 3"))

Smooth white ceiling finish. Light fitment. White Emulsioned and tiled walls. Upvc frosted window to front. Radiator. Three piece suite comprising of sink, bath with shower over, W.C. Vinyl flooring.

Basement Kitchen (3.42m x 4.60m (11' 3" x 15' 1"))

Smooth white ceiling finish. Light fitment. White Emulsioned walls with tiled boarder. Upvc window to rear. Radiator. Range of fitted wall and base units with complimentary worktops. Stainless steel sink. Vinyl flooring. Upvc frosted door to rear garden.

Stairs And First Floor Landing (3.77m x 1.83m (12' 4" x 6' 0"))

Smooth white ceiling finish. Access to attic. Light fitment. White Emulsioned walls. Upvc window to rear. Wooden spindles. Carpet. Three wooden doors leading to

Bedroom 1 (2.68m x 2.87m (8' 10" x 9' 5"))

Smooth white ceiling finish. Light fitment. White Emulsioned walls. Upvc window to rear. Radiator. Carpet

Bedroom 2 (3.88m x 2.42m (12' 9" x 7' 11"))

Smooth white ceiling finish. Light fitment. White Emulsioned walls. Upvc window to front. Radiator. Carpet.

Bedroom 3 (2.79m x 2.30m (9' 2" x 7' 7"))

Smooth white ceiling finish. Light fitment. White Emulsioned walls. Upvc window to front. Radiator. Carpet.

Rear Garden

A small paved area with steps leading down to main garden which is low maintenance with lawn. Storage sheds and rear lane access.

Don't miss your chance to rent this spacious property and call us on 01656657033. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) money laundering regulations – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

Council Tax Band: B (Bridgend County Borough Council)

Deposit: £1,150
Holding Deposit: £195.40
Garden details: Rear Garden



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10, Victoria Street, Caerau, Maesteg, CF34 0YP



Total Area: 96.3 m² ... 1037 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C	75	
(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		

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.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.