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herbert r thomas

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12 Neath Road
Maesteg, Bridgend, CF34
9PG

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Asking price **£249,950**

Situated in the highly sought-after Neath Road of Maesteg Town, backing onto Maesteg Park with its luscious grounds is this generously proportioned Edwardian bay-fronted semi-detached property, recently renovated with three bedrooms and within close proximity to local playing fields, shops and amenities.

Highly sought-after location on Neath Road, Maesteg

Backs onto Maesteg Park with tennis courts and bowling greens

Edwardian bay-fronted semi-detached property from 1902

Recently renovated to provide contemporary living with traditional features

Generously proportioned three-bedroom home

Modern kitchen with Shaker-style units and built-in appliances

Four-piece family bathroom with contemporary fittings

Enclosed front and rear gardens with artificial lawn and patio areas

Prefabricated garage with rear lane access

Close proximity to Maesteg Town Centre and all amenities





Situated in the highly sought-after Neath Road in Maesteg is this well presented three bedroom semi-detached property with lots of original features and within close proximity to local playing fields, tennis courts, local shops and amenities. The property is entered via a composite and double-glazed door into an entrance hallway with half-height tiled walls, tiled flooring, coving to ceiling and a solid wood door leading into the entrance hallway. The hallway has staircase rising to the first-floor landing, features half-panelled walling, tiled flooring and doorways leading off to the lounge/diner and kitchen. The lounge/diner features a PVCu double glazed bow window to the front, PVCu double glazed window to the rear and laid to carpet. The kitchen has been fitted with a matching range of shaker-

style base and eye-level units comprising; built-in eye-level oven, a 1 1/2 bowl sink unit with a shower-style mixer tap, a four-ring gas hob with a complimentary extractor hood, plumbing and space for appliances and tiled splashbacks. Laid to Karndean-style flooring, a PVCu double glazed door flanked by windows to the rear garden, a contemporary floor-to-ceiling radiator and a doorway leading through to the family bathroom. The family bathroom has been fitted with a four-piece suite comprising; bath with centrally mounted taps, close-coupled WC, vanity unit wash hand basin and a double shower cubicle. There is a continuation of the flooring from the kitchen, recessed spotlighting, tiled splashbacks and a PVCu obscure double glazed window to the rear garden. To the first floor landing there is panelled walling, a

loft inspection point and doorways leading off to all three bedrooms and the upstairs cloakroom. The cloakroom has been fitted with a two-piece suite comprising; vanity unit wash hand basin and a close-coupled WC. There is a PVCu obscure double glazed window to the side and laid to vinyl flooring. Bedrooms two and three are both double bedrooms with PVC double glazed windows to the rear and side respectively. The master bedroom spans the width of the property and has two PVCu double glazed windows to the front.

To the front of the property is an enclosed gated garden leading to an artificial lawn. To the rear is an enclosed garden with patio seating areas, rear lane access and a prefabricated garage.

Viewings on the property are highly recommended to appreciate the stunning location and condition on offer.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Directions

From Junction 36 of the M4, take exit 36 and follow the A4063 towards Maesteg. Continue on the A4063 for approximately 4 miles, passing through the village of Sarn. At the roundabout, take the second exit to stay on the A4063. Continue for another 3 miles, going through two sets of traffic lights. As you enter Maesteg, turn left onto Neath Road. Proceed straight for about half a mile until you reach number 12 Neath Road, located on your right.

Tenure

Freehold

Services

All mains
Council Tax Band D
EPC Rating D

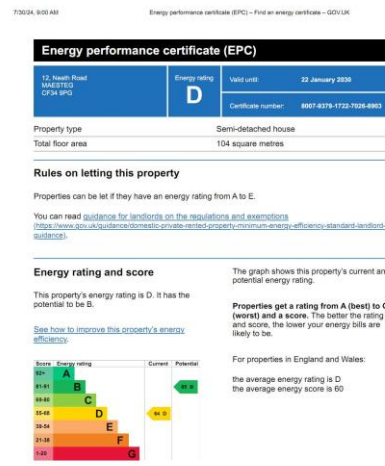
Viewing strictly by appointment through Herbert R Thomas

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