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**23 Neath Road, Maesteg, CF34 9PG**  
**£284,995**

Ferriers Estate Agents are delighted to offer this imposing Edwardian style five bedroom semi detached property in a desirable location, offering views over Maesteg welfare Park to the rear and within walking distance of Maesteg town centre and all amenities. A character property requiring some modernisation which offers spacious living accommodation, high ceilings and many original features. The accommodation briefly comprises a spacious entrance hallway, a dual aspect reception room and kitchen/diner to the ground floor. Landing, three double bedrooms, one single bedroom and family bathroom to the first floor and a further double bedroom to the second floor. The property further benefits from mostly original sash windows, gas combination boiler, off road parking and separate garage to rear. Internal viewing is highly recommended to appreciate the space and potential available.

EPC Rating = E.

Council Tax Band = D.

Tenure = Freehold (TBC by a legal representative).

## Ground Floor

### Hallway

Hardwood glazed door. Skimmed and original decorative coved ceiling, skimmed walls, fitted carpet, radiator, carpeted stairs to first floor and two doors off.

### Reception Room 23'7" x 11'9" (7.2 x 3.6)

Papered and original coved ceiling, skimmed walls, solid wood flooring, three radiators, sash window to rear, and sash bay window to front.

### Kitchen/Diner

#### Dining Area 12'9" x 11'5" (3.9 x 3.5)

Skimmed and coved ceiling, skimmed walls, vinyl flooring, under floor heating, radiator, sash window to side and open to:

#### Kitchen 12'9" x 11'5" (3.9 x 3.5)

Skimmed and coved ceiling, skimmed and tiled walls, vinyl flooring, under floor heating, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage, integrated hob and eye level oven, space for washing machine and dishwasher, storage cupboard housing gas combination boiler, uPVC double glazed window to rear, door and sash window to side.

## First Floor

### Landing

Papered ceiling, skimmed walls, fitted carpet, carpeted stairs to second floor and five doors off.

### Master Bedroom 17'0" x 10'5" (5.2 x 3.2)

Papered and coved ceiling, skimmed walls, fitted carpet, radiator, sash window and sash bay windows to front.

### Bedroom Two 11'9" x 10'5" (3.6 x 3.2)

Papered ceiling, skimmed walls, fitted carpet, radiator and sash window to rear.

### Bedroom Three 11'9" x 10'5" (3.6 x 3.2)

Papered ceiling, skimmed walls, fitted carpet, radiator, sash window to rear and window to side.

### Bedroom Four 9'10" x 6'6" (3.0 x 2.0)

Skimmed ceiling, papered walls, radiator and sash window to side.

### Bathroom 8'2" x 6'6" (2.5 x 2.0)

Papered ceiling, skimmed and tiled walls, heated towel rail, radiator, sash window to side and a three piece suite comprising a panel bath, low level W.C and pedestal wash hand basin.

## Second Floor

### Bedroom Five 14'5" x 11'5" (4.4 x 3.5)

Skimmed ceiling and walls, fitted carpet and uPVC double glazed window to rear

## Outside

### Front Forecourt

Area laid to patio with steps leading to side entrance and also steps to front door.

### Rear Garden

Courtyard to side and rear offering access to off road parking and single garage with power sockets and lighting.

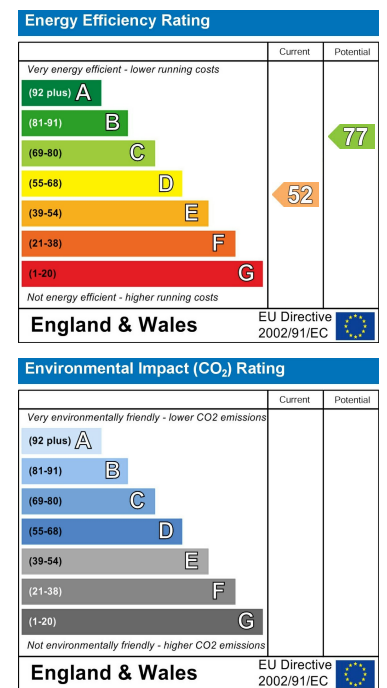
## Floor Plan



## Area Map



## Energy Efficiency Graph



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