

53 Maesteg Road, Maesteg, CF34 9LB

£199,995

Welcome to Maesteg Road, Cwmfelin, Maesteg - a charming semi-detached house that is sure to capture your heart! This recently refurbished property boasts a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there's plenty of space for the whole family to unwind and recharge.

The two bathrooms in this home provide convenience and comfort, ensuring that busy mornings run smoothly and evening routines are a breeze. Located in a peaceful neighbourhood, this property offers a tranquil retreat from the hustle and bustle of everyday life. This home also benefits from gas central heating via a combination boiler, uPVC double glazing throughout and off road parking to rear. Conveniently located for access to public transport links, as well as offering easy access to M4 at

Junctions 36 & 40, perfect for commuting along the M4 corridor.

Don't miss out on the chance to make this house your home sweet home!

Tenure = Freehold (To be confirmed by a legal representative)

EPC Rating = D

Council Tax Band = C

Ground Floor

Porch

Entry via a uPVC double glazed door. Textured and coved ceiling, skimmed walls, wood effect vinyl flooring and half glazed door to:

Hallway



Textured and coved ceiling, skimmed walls, wood effect vinyl flooring, radiator, carpeted stairs to first floor and door to:

Lounge 21'11" x 12'9" (6.7 x 3.9)



Textured and coved ceiling, skimmed walls, wood effect laminate flooring, two radiators, two uPVC double glazed windows to front and rear, under stairs storage cupboard, a coal effect gas fire set on a marble hearth with plaster mantle and door to:

Dining Room 10'2" x 8'10" (3.1 x 2.7)



Skimmed and coved ceiling with ceiling rose, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to side and door to:

Kitchen 9'6" x 7'10" (2.9 x 2.4)



Skimmed and coved ceiling, skimmed walls, tiled floor, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage unit, integrated washing machine, oven, hob and extractor, radiator, uPVC double glazed window to rear and open to:

Rear Hallway

Skimmed and coved ceiling, skimmed walls, tiled floor, storage cupboard housing a gas combination boiler, uPVC double glazed door to rear and door to:

Shower Room 6'2" x 4'11" (1.9 x 1.5)



Skimmed and coved ceiling, tiled walls and floor, chrome towel rail radiator, uPVC double glazed window with obscured glass to rear and a three piece suite comprising a double shower cubicle, low level W.C with concealed cistern and a wash hand basin set in a vanity unit.

First Floor

Landing



Textured and covered ceiling, skimmed walls, fitted carpet, carpeted stairs to second floor and four doors off.

Master Bedroom 15'8" x 9'10" (4.8 x 3.0)



Textured and covered ceiling, skimmed walls, fitted carpet, radiator, two uPVC double glazed windows to front and fitted wardrobes.

Bedroom Two 11'5" x 9'10" (3.5 x 3.0)



Textured and covered ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to rear and fitted wardrobes.

Bedroom Three 9'2" x 8'2" (2.8 x 2.5)



Textured and covered ceiling, skimmed and papered walls, wood effect laminate flooring, radiator, uPVC double glazed window to rear and fitted wardrobes.

Bathroom 9'10" x 5'10" (3.0 x 1.8)



Textured ceiling, skimmed walls, wood effect laminate flooring, chrome towel rail radiator, uPVC double glazed window with obscured glass to rear and a four piece suite comprising a quadrant shower cubicle, low level W.C, panel bath and wash hand basin set in a vanity unit

Second Floor

Loft Room 12'5" x 10'9" (3.8 x 3.3)



Skimmed ceiling with exposed beams and pitched roof window, skimmed walls, fitted carpet and access to eaves storage.

Outside

Front Garden



Area laid to patio, bordered with wrought iron railings and pedestrian gate giving access to front entrance and side alleyway.

Rear Garden



Area laid to patio, steps lead to a tiered garden over three areas comprising of an area laid to lawn, further area laid to patio and another offering parking for two vehicles.

Land to Rear

An area of land suitable for use as additional garden or parking. Ideal for the construction of a garage or workshop (subject to relevant planning approval)
AVAILABLE VIA SEPARATE NEGOTIATION.

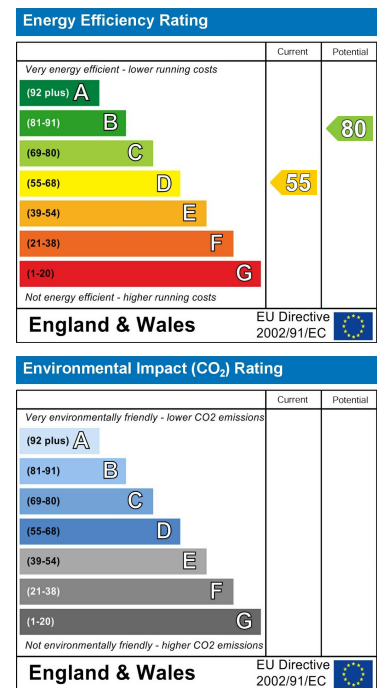
Floor Plan



Area Map



Energy Efficiency Graph



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