



## 19 Neath Road, Maesteg, CF34 9PG

**£239,950**

Ferriers Estate Agents are delighted to offer this Edwardian style three 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 of its amenities. The property originally had four bedrooms and this could easily be possible once again by converting the shower room back to a bedroom. The accommodation briefly comprises:- entrance porch, hallway, two reception rooms and a kitchen to the ground floor. Landing, three double bedrooms, bathroom and a separate shower room to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, low maintenance front & rear gardens with side access and off-road parking to the rear. This property has lots of character and offers spacious living accommodation, high ceilings and many original features. Sold with no on-going chain!

Tenure = Freehold (to be confirmed by a legal representative).

EPC Rating = D.

Council Tax Band = D.

## Ground Floor

### Entrance Porch



Entry via a uPVC double glazed door, textured and covered ceiling, papered walls with dado rail, tile effect vinyl flooring, door with matching side panels into:-

### Hallway



Textured and covered ceiling, papered walls, fitted carpet, carpeted stairs to the first floor, under stairs storage cupboard, door into reception room two, door into:-

### Reception Room One 22'4" x 11'11" (6.83 x 3.65)



Textured and covered ceiling, papered walls, wood effect laminate flooring, two radiators, coal effect electric fire sitting on a slate hearth tiled mantle above, with dual aspect reception room - uPVC double glazed bay window to the front and a uPVC double glazed window to the rear (room measurements not including the bay).

### Reception Room Two 12'11" x 10'9" (3.96 x 3.3)



Textured and covered ceiling, skimmed walls, wood effect laminate flooring, radiator, wall mounted log effect electric fire, uPVC double glazed window to the side, door into:-

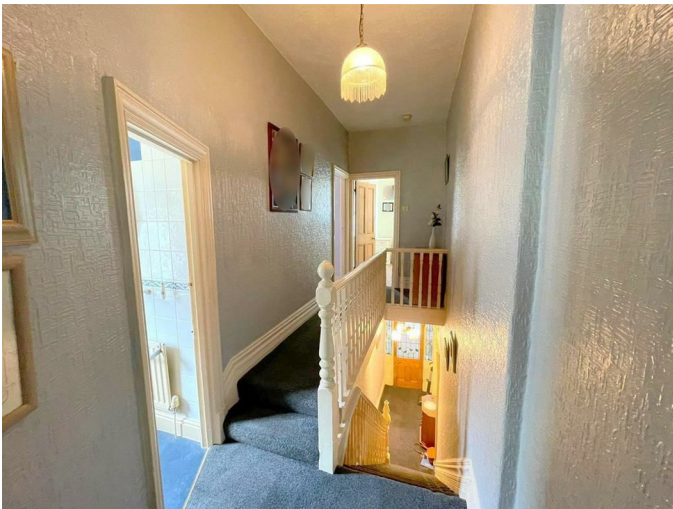
Kitchen 11'0" x 9'2" (3.37 x 2.80)



Skimmed and coved ceiling, skimmed walls with tiled splashbacks, tile effect vinyl flooring, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drain, built-in extractor hood, space for a freestanding cooker and fridge/freezer, space and plumbing for a washing machine, uPVC double glazed window to the rear, uPVC double glazed door to the side.

First Floor

Landing



Papered ceiling, papered walls, fitted carpet, five doors off:-

Bedroom One 14'11" x 10'5" (4.55 x 3.18)



Textured and coved ceiling, papered walls, wood effect vinyl flooring, radiator, wardrobes (to remain), two uPVC double glazed windows to the front (one in bay).

Bedroom Two 11'1" x 10'9" (3.38 x 3.28)



Textured and coved ceiling, papered walls, fitted carpet, radiator, wardrobes (to remain), uPVC double glazed window to the rear.

### Bathroom 6'0" x 5'6" (1.85 x 1.70)



Tongue and groove ceiling, tiled walls, vinyl flooring, radiator, three piece suite comprising a panel bath, pedestal wash hand basin and a low level W.C., slimline storage cupboard, wall mounted vanity mirror, uPVC double glazed window with obscured glass to the side.

### Shower Room 7'11" x 7'2" (2.43 x 2.20)



Textured and coved ceiling with loft access, tile effect papered walls, wood effect vinyl flooring, radiator, three piece suite comprising a quadrant shower cubicle, pedestal wash hand basin and a low level W.C., storage cupboard housing the gas combination boiler, uPVC double glazed window with obscured glass to the side.

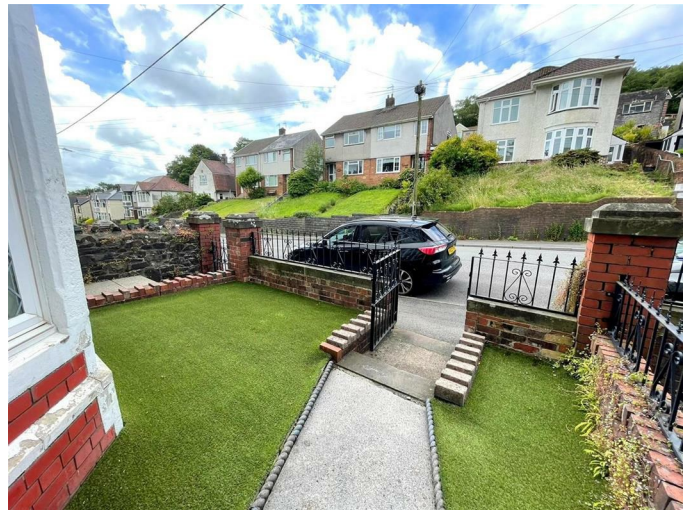
### Bedroom Three 11'1" x 9'3" (3.38 x 2.82)



Textured and coved ceiling, papered walls, fitted carpet, radiator, uPVC double glazed window to the rear.

### Outside

### Front Garden



Entry via wrought iron pedestrian gate, bordered with wrought iron railings and block walls, concrete centre pathway leading to the property entrance, areas either side of the pathway laid to artificial turf, paved pathway to the right hand side providing side access to the rear garden via a wooden pedestrian gate.

### Rear Garden

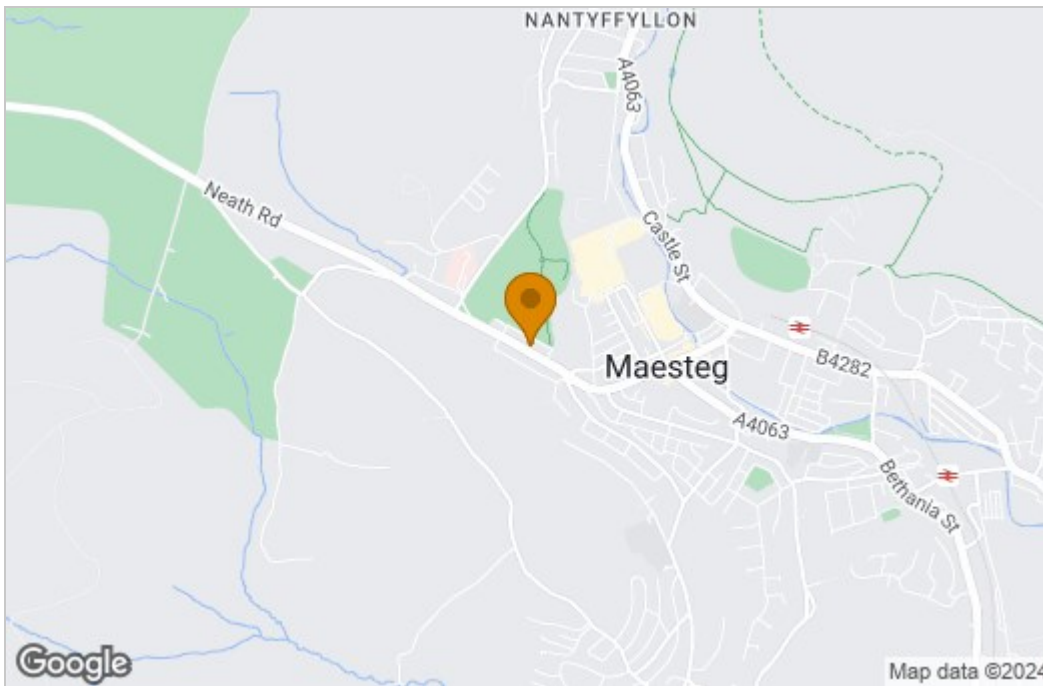


Garden mostly laid to patio, further area to the side laid to lawn, wooden storage shed, wooden double gates allowing access for off-road parking, bordered with block walls.

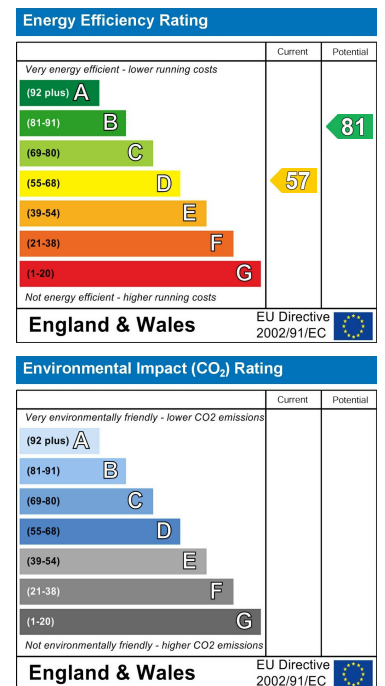
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.