



6 Alma Road, Maesteg, CF34 9AN

Offers Over £130,000

Ferriers Estate Agents are pleased to offer for sale this two bedroom, terraced property situated in the popular area of Maesteg. Conveniently located for access to local schools, shops and transport links. The accommodation briefly comprises:- entrance hall, dual aspect lounge/diner and a kitchen/breakfast room to the ground floor. Landing, two bedrooms and a bathroom to the first floor.

The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout and a larger than average, enclosed rear garden which is immaculately presented. This property would make an ideal first time home for a young couple/small family!!

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

EPC Rating = D.

Council Tax Band = B.

Ground Floor

Entrance Hall



Entry via a uPVC double glazed door, skimmed and coved ceiling, skimmed walls, mosaic tiled flooring, opening into:-

Lounge / Diner 21'10" x 15'3" (6.66 x 4.67)



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, two radiators, carpeted stairs to the first floor, under stairs storage cupboard, dual aspect lounge with two uPVC double glazed windows - one to the front and one to the rear.

Kitchen / Breakfast Room 17'11" x 8'5" (5.48 x 2.59)



Skimmed and coved ceiling, skimmed walls with tiled splashbacks, wood effect laminate flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel one and a half bowl sink/drainer, integrated appliances to include an electric oven and an induction hob with chrome chimney style extractor above, built-in breakfast bar, space for a fridge/freezer, space and plumbing for a washing machine, space and plumbing for a tumble dryer and also space for a dishwasher, two uPVC double glazed windows - one to the side and one to the rear, uPVC double glazed door to the side.

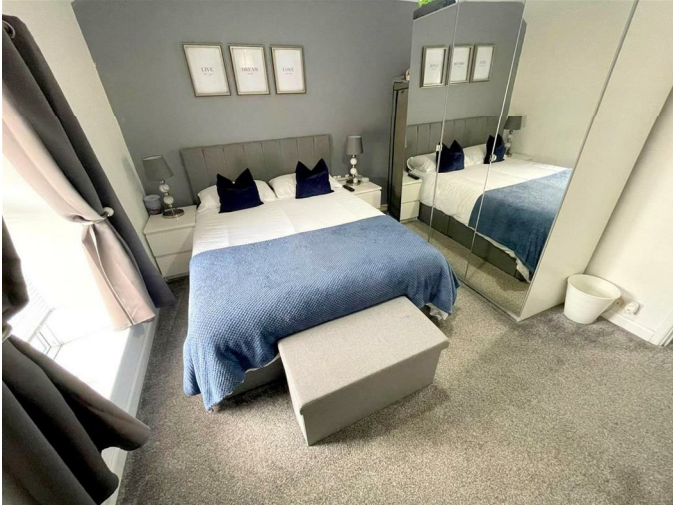
First Floor

Landing



Skimmed and coved ceiling with loft access, skimmed walls with dado rail, fitted carpet, three doors off:-

Bedroom One 14'5" x 9'11" (widest point) (4.40 x 3.04 (widest point))



Skimmed ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the front.

Bedroom Two 11'6" x 9'1" (widest point) (3.52 x 2.77 (widest point))



Skimmed ceiling, skimmed walls, fitted carpet, radiator, storage cupboard housing the gas combination boiler, uPVC double glazed window to the rear.

Bathroom 6'11" x 6'7" (2.11 x 2.02)



Skimmed ceiling, skimmed and tiled walls, wood effect laminate flooring, chrome heated towel rail, three piece suite comprising a panel bath with rainfall shower over and glass privacy screen, vanity wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

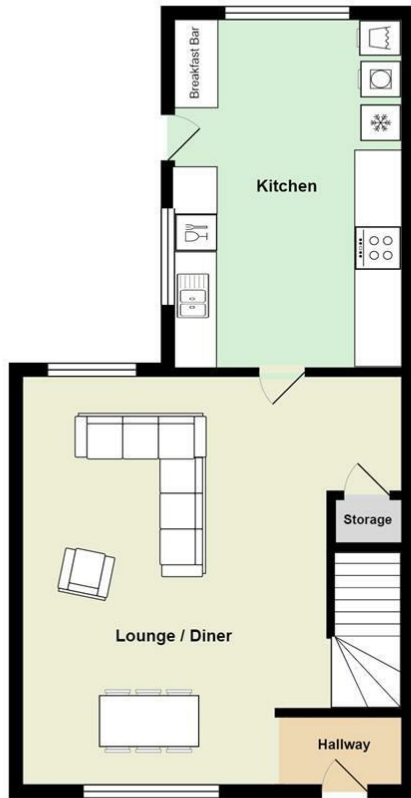
Outside

Rear Garden

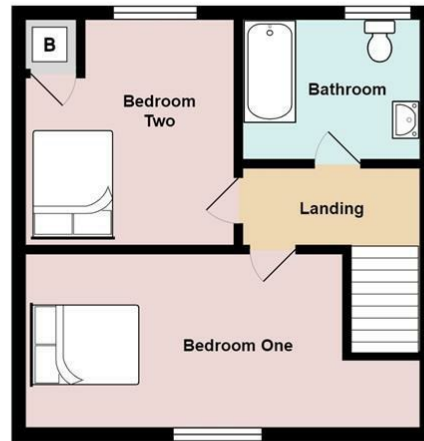


Area laid to concrete, concrete pathway to the left hand side with a large area to the right laid with artificial turf and bordered with decorative chippings, further area separated via a dwarf wooden gate which is laid with decorative pebbles - suitable for a pergola / log cabin / storage shed etc.

Floor Plan

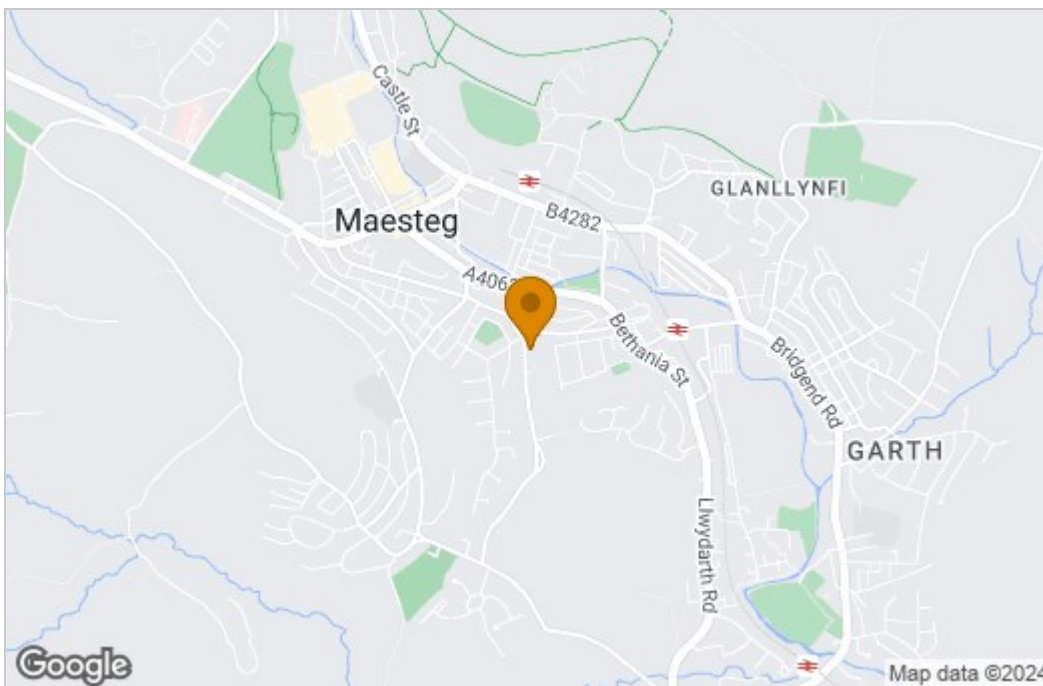


Ground Floor

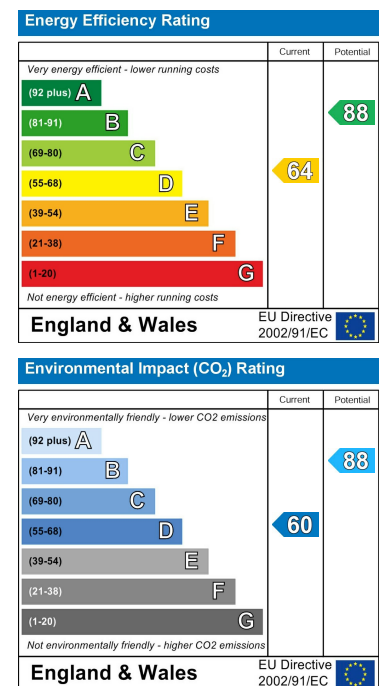


First Floor

Area Map



Energy Efficiency Graph



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