



## 19 Maesteg Road, Maesteg, CF34 9LD

**£330,000**

Ferriers Estate Agents are pleased to present for sale this larger than average, three bedroom detached property in the ever popular area of Cwmfelin. Located on a bus route, this property is ideally located for commuting with J36 of the M4 only a 10 minute drive away. Offering countryside views to the rear aspect, within walking distance of local schools and shops and a short stroll from the historic Llangynwyd village where you'll find two gastro pubs as well as St. Cynwyds Church dating back to the 13th century. The accommodation briefly comprises:- entrance hallway, dining room, kitchen, reception room, inner hall / utility room, W.C., a converted garage and a shower room to the ground floor. Landing, three bedrooms and a family bathroom to the first floor. Hall, two reception rooms, kitchen and a shower room to the lower ground floor as well as a garden room which has it's own private access via the rear garden. The property further benefits from gas central heating via combination boiler, uPVC double glazing and excellently maintained front, side and rear gardens. This is a MUST VIEW property to appreciate it's size and character!

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

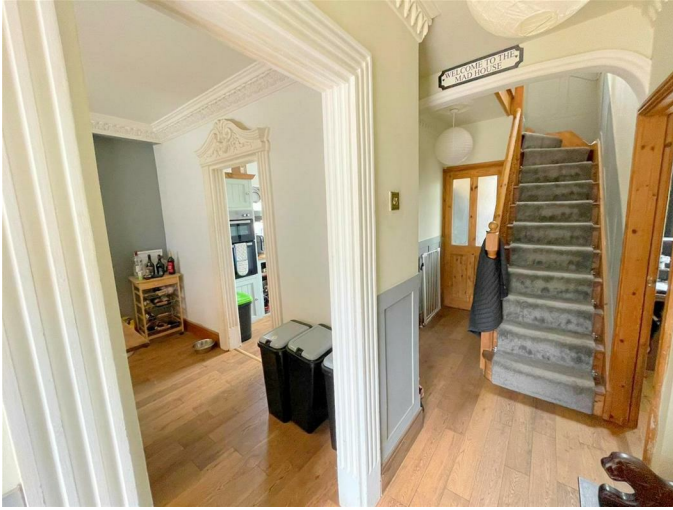
EPC Rating = D.

Council Tax Band = E.



## Ground Floor

### Entrance Hallway



Entry via a composite front door, skimmed and coved ceiling, skimmed walls with wood panelling, solid wood flooring, radiator, staircases leading to the lower ground floor and the first floor, three doors off:-

### Dining Room 10'9" (widest point) x 10'4" (3.30 (widest point) x 3.15)



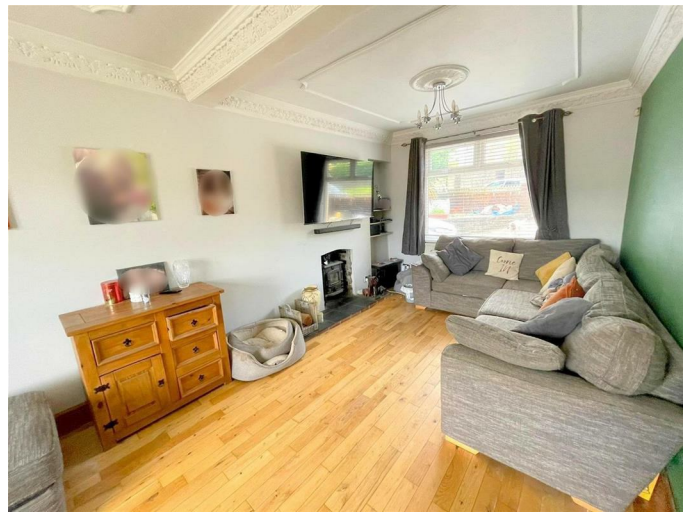
Skimmed and coved ceiling, skimmed walls, solid wood flooring, radiator, feature fireplace - marble back and hearth with a wooden mantle over, space for a large dining table, uPVC double glazed window to the front, door into:-

### Kitchen 10'9" x 8'0" (3.30 x 2.44)



Skimmed and coved ceiling with spotlights, skimmed walls with tiled splash backs, solid wood flooring, a range of hand-built wooden wall and base units with a complementary work surface housing a ceramic one and a half bowl sink/drainer with stainless steel tap, integrated appliances to include a double oven, induction hob and a built-in extractor hood above, space for a fridge/freezer, space for a dishwasher, two uPVC double glazed windows - one to the side, one to the rear.

### Reception Room 21'8" x 10'5" (6.62 x 3.20)



Skimmed and coved ceiling, skimmed walls, solid wood flooring, two radiators, multi-fuel burner, two uPVC double glazed windows - one to the front and one to the rear, doorway into:-

### Inner Hall / Utility Room 9'8" x 5'11" (2.95 x 1.81)

Textured ceiling, skimmed walls, wood effect laminate flooring, uPVC double glazed window to the rear, door into the converted garage, door into:-

### W.C. 5'10" x 3'2" (1.80 x 0.98)

Textured ceiling, tiled walls, wood effect laminate flooring, radiator, low level W.C., space and plumbing for a washing machine, uPVC double glazed window with obscured glass to the side.



Converted Garage 16'0" x 12'6" (widest point) (4.89 x 3.82 (widest point))



PVC clad ceiling with spotlights, PVC clad walls, luxury vinyl flooring, electric wall mounted radiator, a range of base units with a complementary work surface housing a stainless steel sink/drainage with mixer tap, uPVC double glazed window to the side, uPVC double glazed french doors with matching side panels to the front, door into:-

Shower Room 5'5" x 5'5" (1.67 x 1.67)



PVC clad ceiling, PVC panelled walls, luxury vinyl flooring, three piece suite comprising a corner shower cubicle, vanity wash hand basin and a low level W.C.

First Floor

Landing



Textured and coved ceiling with loft access, skimmed walls with wood panelling, fitted carpet, four doors off:-

Bedroom One 14'9" x 10'8" (4.50 x 3.26)



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

**Bedroom Two 11'2" x 10'8" (3.41 x 3.26)**



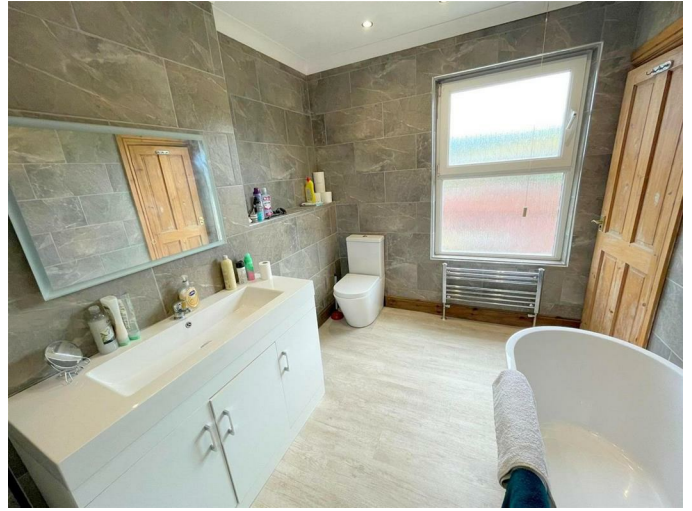
Textured and covered ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the rear.

**Bedroom Three 10'3" x 10'9" (3.14 x 3.28)**



Textured and covered ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the front.

**Family Bathroom 11'0" x 7'4" (3.37 x 2.25)**



Skimmed and covered ceiling with spotlights, tiled walls, luxury vinyl flooring, chrome heated towel rail, four piece suite comprising a freestanding oval bath, double shower cubicle, large vanity wash hand basin and a low level W.C., wall mounted vanity smart mirror, storage cupboard, uPVC double glazed window with obscured glass to the rear.

#### Lower Ground Floor

#### Inner Hall

**Reception Room One 20'5" x 10'4" (6.24 x 3.17)**



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

**Reception Room Two 13'10" x 9'8" (4.24 x 2.96)**

Skimmed and covered ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the side.



**Kitchen 10'7" x 10'4" (widest point) (3.24 x 3.15 (widest point))**



Textured and coved ceiling, skimmed walls, tile effect vinyl flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drain, space and plumbing for a washing machine, uPVC double glazed window to the rear, uPVC double glazed door to the rear, door into:-

**Shower Room 5'0" x 4'4" (1.54 x 1.33)**

Textured ceiling, tiled walls, tiled flooring, three piece suite comprising a corner shower cubicle, pedestal wash hand basin and a low level W.C., uPVC double glazed window to the side.

**Outside**

**Front Garden**



Entry via double wrought iron gates, driveway laid to concrete providing off-road parking for 1-2 cars, garden area laid to patio, further area laid with decorative pea shingle, centre pathway leading to the side garden, bordered with block walls.

**Side Garden**



Garden is laid to patio with some mature plants and shrubs, paved steps leading down to the rear garden.

**Rear Garden**

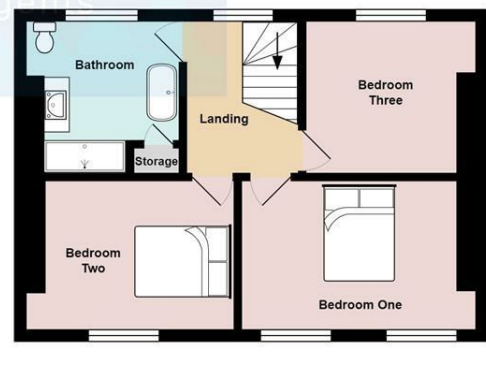
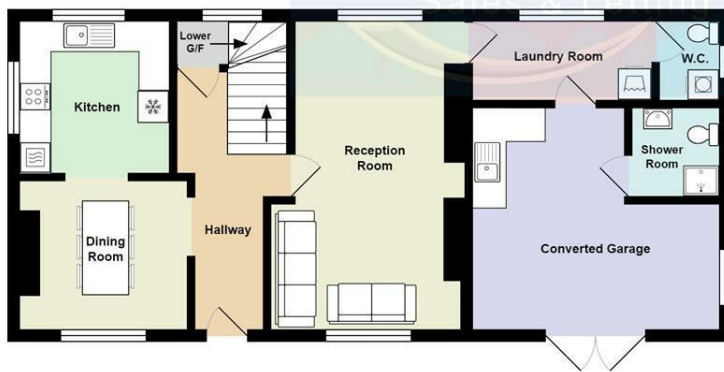
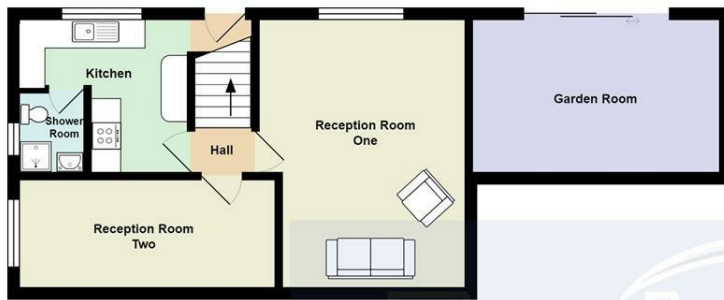


Area laid to patio, steps leading down to further areas which are laid to patio, concrete steps leading down to a further area which is laid to lawn, bordered with wood panelled fencing, hot tub (available via separate negotiation), two storage sheds (to remain), countryside views to the rear.

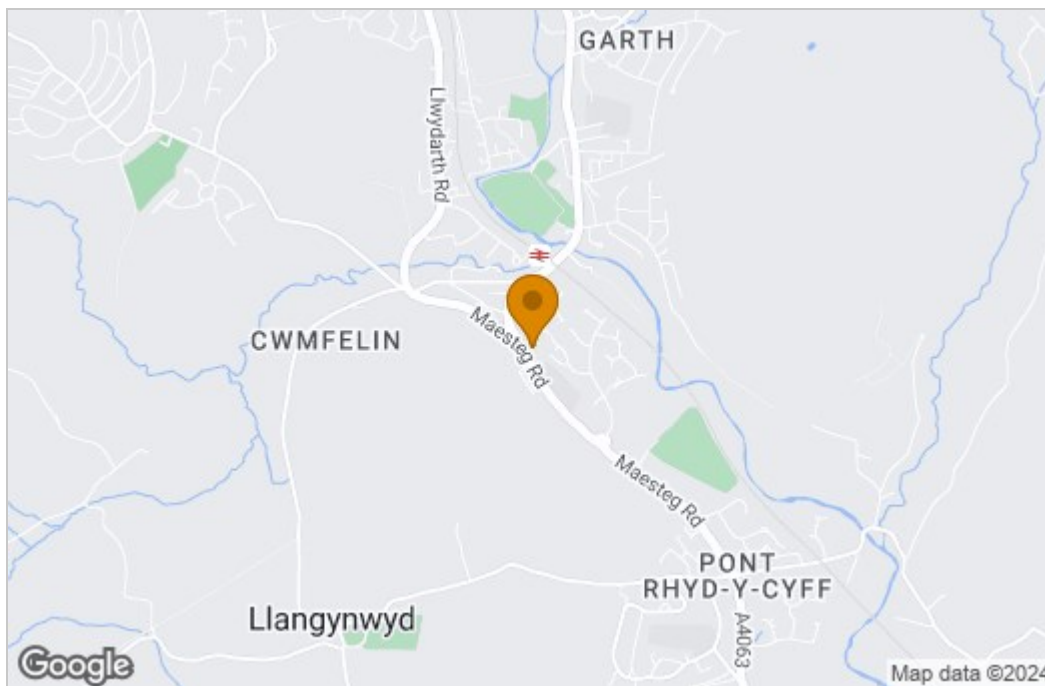
**Garden Room 13'1" x 10'6" (4.01 x 3.21)**

Papered and coved ceiling, skimmed walls, tiled flooring, uPVC double glazed patio doors to the rear.

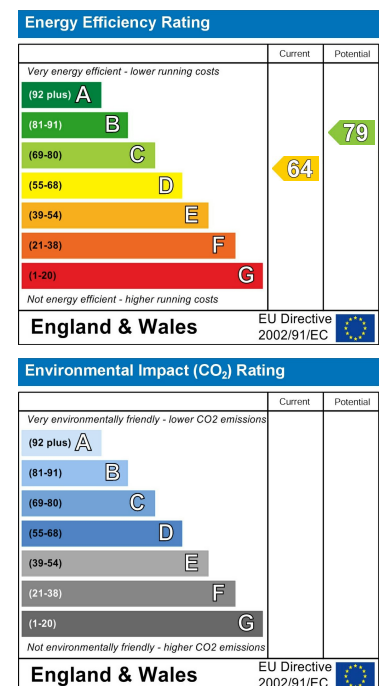
## Floor Plan



## Area Map



## Energy Efficiency Graph



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