



60 Alma Road, Maesteg, CF34 9AN

£95,000

Ferriers Estate Agents are pleased to offer this three bedroom terraced property in a desirable location within walking distance of Maesteg town centre and all amenities. This could be a perfect home for a first time buyer or investor. The accommodation briefly comprises two reception rooms and kitchen to the ground floor. Landing, three bedrooms and a bathroom to the first floor. The property further benefits from an enclosed rear garden, uPVC double glazing and a multi fuel burner.

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

EPC=D

Council Tax Band=B

Ground Floor

Reception Room One 13'9" x 9'6" (4.2 x 2.9)



Entry via a uPVC double glazed door. Skimmed ceiling and walls, fitted carpet, uPVC double glazed window to front, radiator, multi fuel burner set on a marble hearth with wooden mantle and open to:

Reception Room Two 13'9" x 10'5" (4.2 x 3.2)



Skimmed ceiling with spotlights, skimmed walls, uPVC double glazed window to rear, radiator, carpeted stairs to first floor and door to:

Kitchen 9'6" x 8'10" (2.9 x 2.7)



Skimmed ceiling and walls, tiled floor, uPVC double glazed window to rear, door to side, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink drainer, integrated oven, hob and extractor.

First Floor

Landing

Skimmed ceiling with loft access, skimmed walls, fitted carpet and four doors off.

Bedroom One 8'6" x 8'2" (2.6 x 2.5)



Skimmed ceiling and walls, wood effect laminate flooring, radiator and uPVC double glazed window to front.

Bedroom Two 9'10" x 8'10" (3.0 x 2.7)



Skimmed ceiling and walls, wood effect laminate flooring, radiator and uPVC double glazed window to rear.

Bedroom Three 8'10" x 5'6" (2.7 x 1.7)

Skimmed ceiling and walls, wood effect laminate flooring, radiator and uPVC double glazed window to front.

Bathroom 8'2" x 8'2" (2.5 x 2.5)



Skimmed ceiling, skimmed and tiled walls, chrome towel rail radiator, uPVC double glazed window with obscured glass to rear and a three piece suite

comprising a panel bath, low level W.C and pedestal wash hand basin.

Outside

Rear Garden

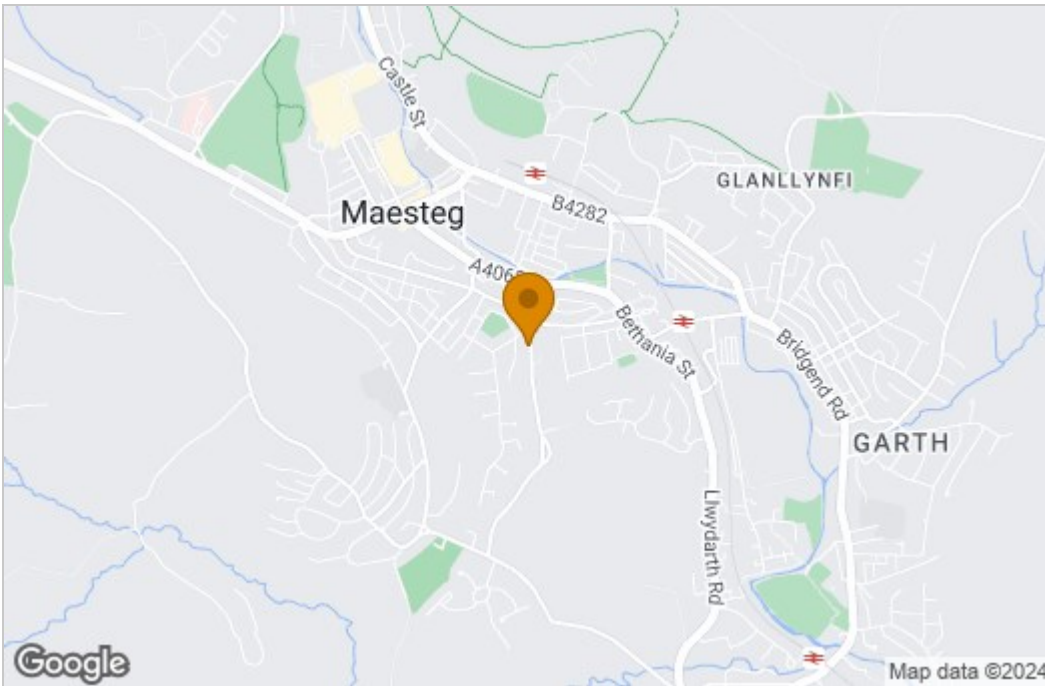


Area laid to concrete, steps lead to a further area laid to lawn, single car garage to rear, bordered with block walls and wood panelled fencing.

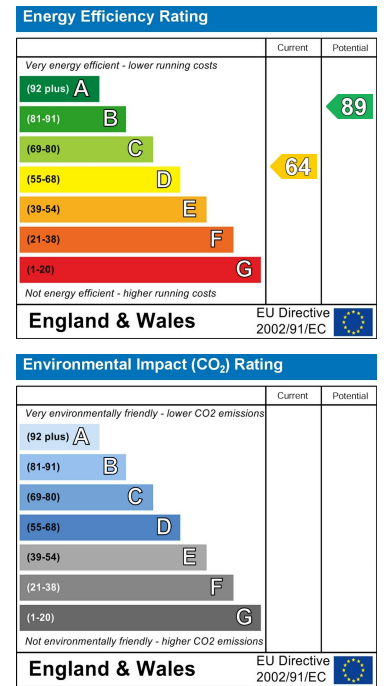
Floor Plan



Area Map



Energy Efficiency Graph



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