



42 Maesteg Road, Maesteg, CF34 9LD

£125,000

Welcome to Maesteg Road, Cwmfelin - a charming terraced house in a desirable location. Offering easy access to public transport links, primary and comprehensive schools as well as local shops. Located at the Southern end of the Llynfi Valley offering excellent motorway links for commuting along the M4 corridor. The accommodation briefly comprises a porch, entrance hallway, two reception rooms, kitchen, inner hallway and W.C to the ground floor. Landing, three bedrooms and a bathroom to the first floor. The property further benefits from uPVC double glazing, gas central heating via a combination boiler and enclosed front and rear gardens. Don't miss out on the opportunity to own this lovely terraced house in a desirable location. Contact us today to arrange a viewing and take the first step towards making this house your new home!

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

EPC = D

Council Tax Band = B

Ground Floor

Porch

Entry via a uPVC double glazed door. Papered ceiling, papered and tiled walls, fitted carpet and door to:

Hallway



Papered ceiling and walls, fitted carpet, carpeted stairs to first floor, radiator and two doors off.

Reception Room One 11'5" x 9'2" (3.5 x 2.8)



Papered ceiling and walls, fitted carpet, radiator and uPVC double glazed window to front.

Reception Room Two 11'9" x 11'1" (3.6 x 3.4)



Skimmed ceiling and walls, fitted carpet, radiator, under stairs storage cupboard, uPVC double glazed window to rear and door to:

Kitchen 12'5" x 8'6" (3.8 x 2.6)



Skimmed ceiling, skimmed and tiled walls, vinyl flooring, uPVC double glazed window to side, radiator, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl sink/drain, space for washing machine, cooker and fridge/freezer.

Inner Hallway

Textured ceiling, skimmed and tiled walls, vinyl flooring, uPVC double glazed door to side and door to:

W.C 5'2" x 2'11" (1.6 x 0.9)



Skimmed ceiling and walls, vinyl flooring, radiator, low level W.C and a uPVC double glazed window with obscured glass to rear.

First Floor

Landing



Papered ceiling and walls, fitted carpet, storage cupboard with loft access and four doors off.

Master Bedroom 16'0" x 8'6" (4.9 x 2.6)



Papered ceiling and walls, fitted carpet, radiator, fitted wardrobes and uPVC double glazed window to rear.

Bedroom Two 12'5" x 7'10" (3.8 x 2.4)



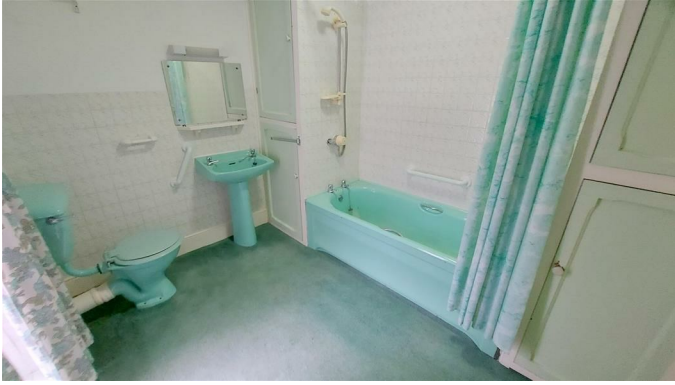
Papered ceiling and walls, fitted carpet, radiator and uPVC double glazed window to front.

Bedroom Three 9'2" x 8'10" (2.8 x 2.7)



Papered ceiling and walls, fitted carpet, radiator and uPVC double glazed window to front.

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



Skimmed ceiling, papered and tiled walls, fitted carpet, radiator, a three piece suite comprising a panel bath with shower over, low level W.C and pedestal wash hand basin, storage cupboard housing a gas combination boiler, uPVC double glazed window with obscured glass to rear.

Outside

Front Garden



Accessed via steps to front. Area laid to artificial turf, bordered with wrought iron railings.

Rear Garden

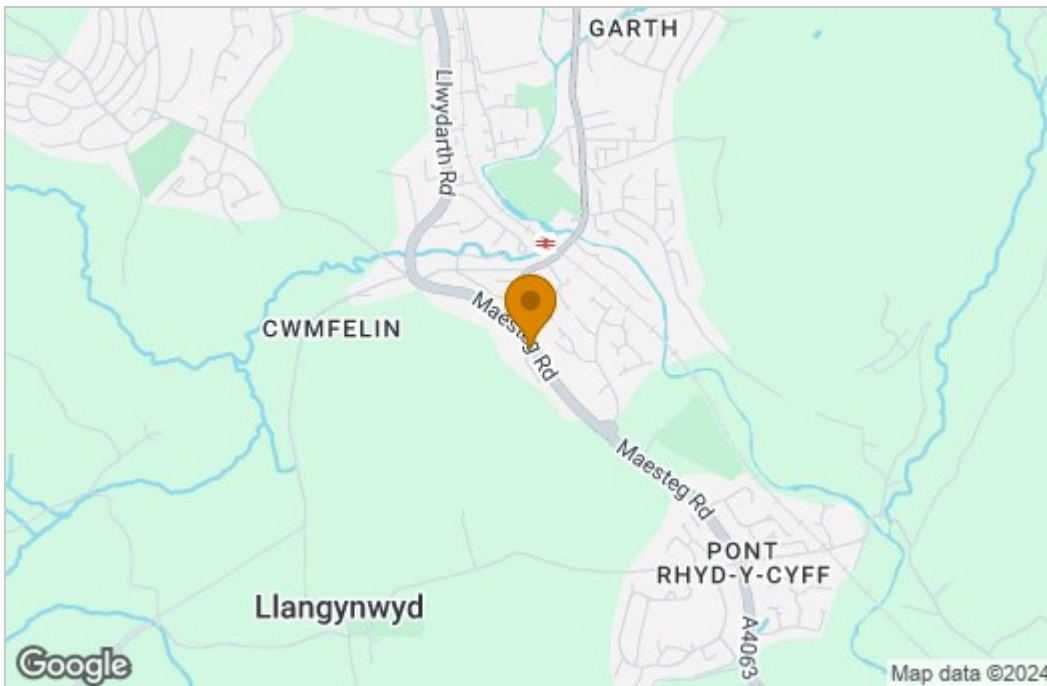


Area laid to decorative slate, stone shed, bordered with block walls and gate offering rear access.

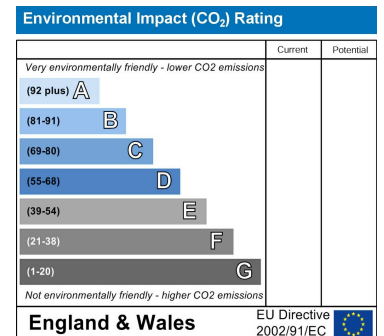
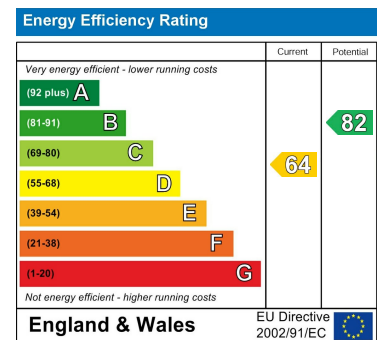
Floor Plan



Area Map



Energy Efficiency Graph



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