



## 42 Alma Road, Maesteg, CF34 9AN

**£125,000**

Nestled on the charming Alma Road in Maesteg, this delightful detached property, built in approximately 1900, offers a perfect blend of character and modern living. The inviting reception room has a multi fuel burner which provides a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. Situated in a desirable area, this home benefits from its proximity to local amenities, schools, and parks, making it an excellent choice for families or first time buyers. The surrounding area offers a sense of community, with easy access to transport links and only a 20 minute drive to J36 of the M4, ideal for commuting along the M4 corridor.

The accommodation briefly comprises a lounge, kitchen and bathroom to the ground floor. Landing and three bedrooms to the first floor. The property further benefits from uPVC double glazing, gas central heating via a combination boiler (approx 1 yr old), enclosed gardens and a detached garage.

The period features of this home add a unique charm, while the potential for personalisation offers an exciting opportunity for new owners to make it their own. **VIEWING HIGHLY RECOMMENDED.**

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

EPC Rating = E.

Council Tax Band = C.



## Ground Floor

### Lounge 14'5" x 11'9" (4.4 x 3.6)



Entry via a uPVC double glazed door. Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, carpeted stairs to first floor, multi fuel burner set on a slate hearth with rustic wooden mantle, radiator, uPVC double glazed window to front and door to:

### Kitchen/Diner 11'9" x 11'5" (3.6 x 3.5)



Skimmed and coved ceiling, skimmed and tiled walls, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drain, integrated oven, hob and extractor, space for washing machine and fridge freezer, uPVC double glazed window and door to side and door to:

### Bathroom 11'9" x 6'6" (3.6 x 2.0)



PVC panelled ceiling, skimmed and tiled walls, tiled floor, two uPVC double glazed windows with

obscured glass to rear, storage cupboard housing a gas combination boiler (approx 1 yr old), radiator and a four piece suite comprising a shower cubicle, panel bath, low level W.C and pedestal wash hand basin.

## First Floor

### Landing

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

### Bedroom One 12'1" x 11'9" (3.7 x 3.6)



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

### Bedroom Two 11'9" x 6'10" (3.6 x 2.1)



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

### Bedroom Three 7'6" x 6'6" (2.3 x 2.0)



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

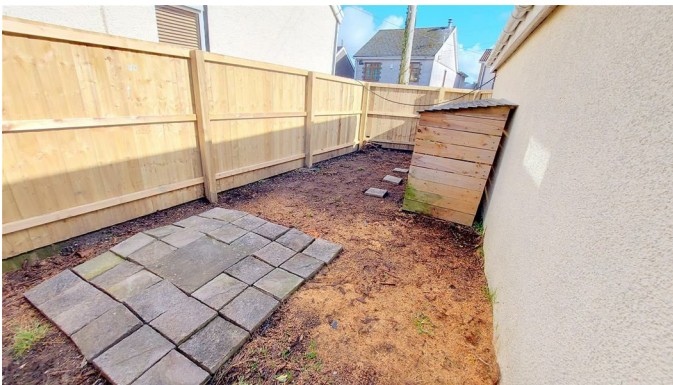
### Outside

#### Side Garden



An enclosed courtyard with secure wooden pedestrian gate offering access to front and wrought iron gate offering access to side.

#### Rear Garden



An enclosed garden which is a blank canvas in need of some TLC, bordered with wood panelled fencing.

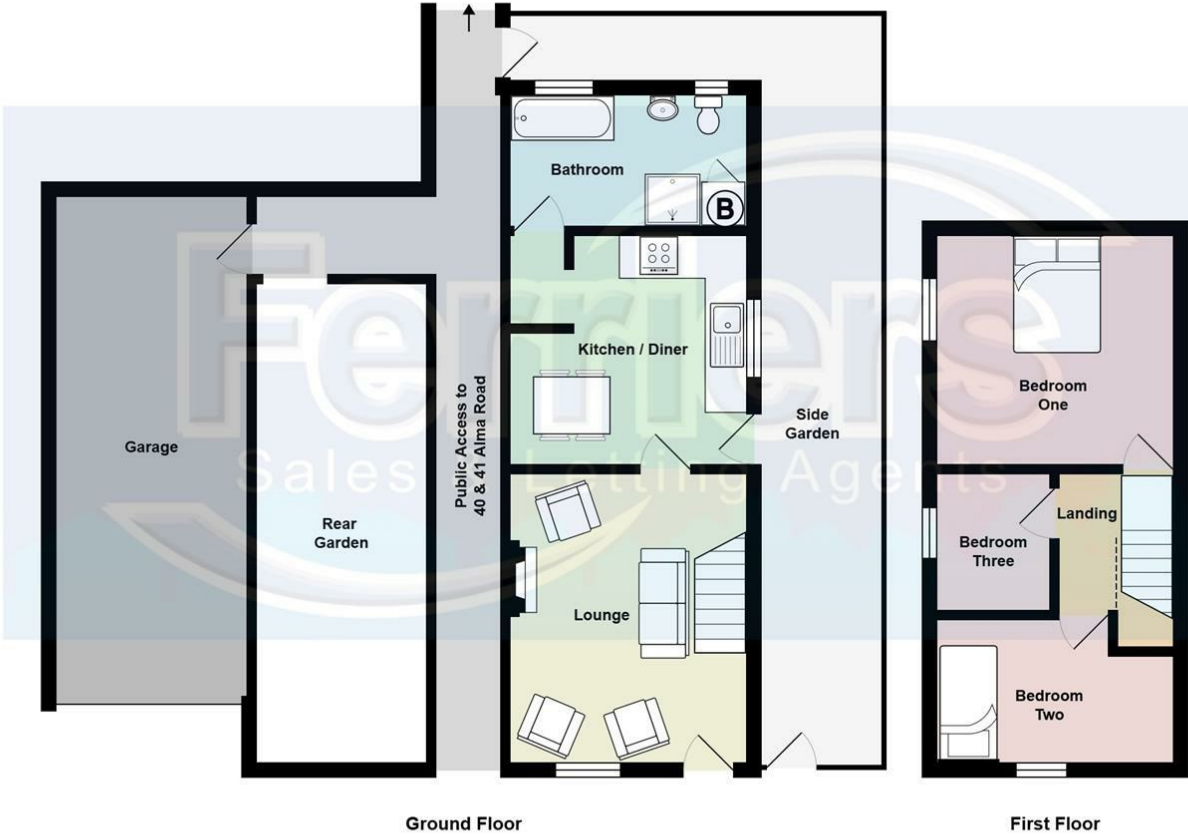
### Garage 24'11" x 9'6" (7.6 x 2.9)



A block built garage with power points and lighting, accessed via an up and over to front and pedestrian door to rear.



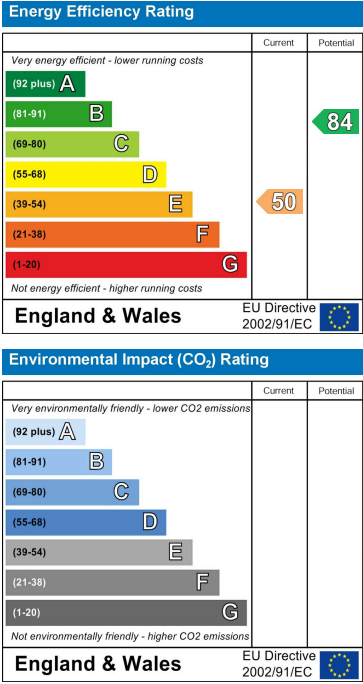
Floor Plan



Area Map



Energy Efficiency Graph



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