



39 St. Michaels Road, Maesteg, CF34 9PA

£189,995

Nestled in the popular area of St. Michaels Road, Maesteg, this traditional terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a traditional design, characteristic of the local architecture, while offering modern conveniences that cater to contemporary living. In the last five years, this property has been totally refurbished, including rewiring, re-plastered walls and ceilings, new radiators as well as new kitchen and bathroom.

As you step inside, you will be greeted by a warm and welcoming atmosphere. The ground floor accommodation briefly comprises a porch, hallway, two reception rooms and a kitchen/diner. The spacious living areas are perfect for both relaxation and entertaining, providing ample room for family gatherings or quiet evenings in. First floor accommodation briefly comprises a landing, three bedrooms each offering a peaceful retreat at the end of the day, and a family bathroom which is fitted with modern fixtures, ensuring a pleasant experience for all residents..

The property further benefits from uPVC double glazing throughout, gas central heating via combination boiler, front forecourt and enclosed rear garden and basement. Natural light floods through the windows, enhancing the sense of space and comfort throughout the home. In summary, this terraced home on St. Michaels Road is a wonderful opportunity for anyone looking to settle in the vibrant community of Maesteg. With its charming features, spacious interiors, and convenient location, it is sure to appeal.

Tenure=Freehold (TBC by a legal representative)

EPC=D

Council Tax Band=C

Ground Floor

Porch

Entry via a uPVC double glazed door. Skimmed ceiling and walls, tiled floor and glazed door to:

Hallway



Skimmed ceiling with original arch, skimmed walls, tiled floor, radiator, carpeted stairs to first floor, under stairs storage and three doors off.

Lounge 11'5" x 10'9" (3.5 x 3.3)



Skimmed ceiling and walls, fitted carpet, radiator, multi fuel burner set on a tiled hearth and inset brick fireplace, uPVC double glazed bay window to front.

Reception Room 11'5" x 9'10" (3.5 x 3.0)



Skimmed ceiling and walls, fitted carpet, radiator and original sash window to rear hall.

Kitchen/Diner 15'1" x 11'1" (4.6 x 3.4)

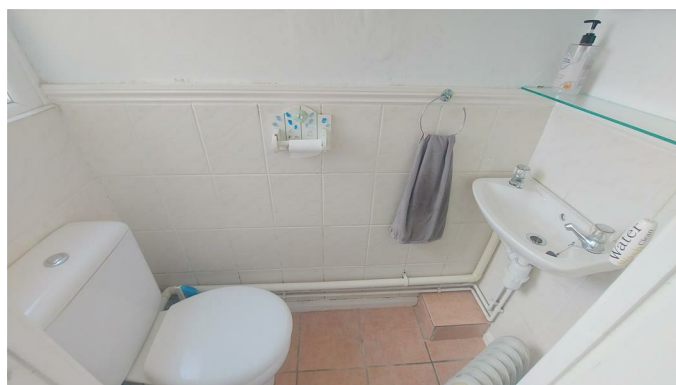


Skimmed ceiling with spotlights, skimmed and tiled walls, tiled floor, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl ceramic sink/drain, integrated eye level double oven, gas hob, extractor and dish washer, space for fridge freezer and kitchen table. Wall mounted gas combination boiler enclosed within kitchen cupboard, uPVC double glazed window to side and door to:

Rear Hall

Tongue and grooved ceiling, skimmed walls, tiled floor, uPVC double glazed door to rear and door to:

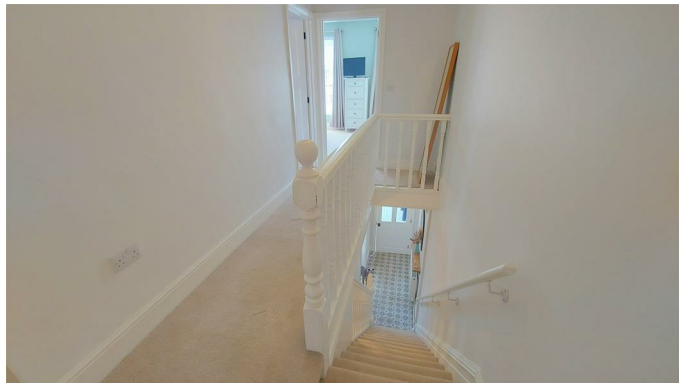
W.C 5'2" x 2'3" (1.6 x 0.7)



Tongue and grooved ceiling, skimmed and tiled walls, tiled floor, uPVC double glazed window with obscured glass to rear and a two piece suite comprising a low level W.C and wall mounted wash hand basin.

First Floor

Landing



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

Master Bedroom 15'8" x 9'10" (4.8 x 3.0)



Skimmed ceiling and walls, fitted carpet, radiator and two uPVC double glazed windows to front.

Bedroom Two 11'5" x 9'10" (3.5 x 3.0)



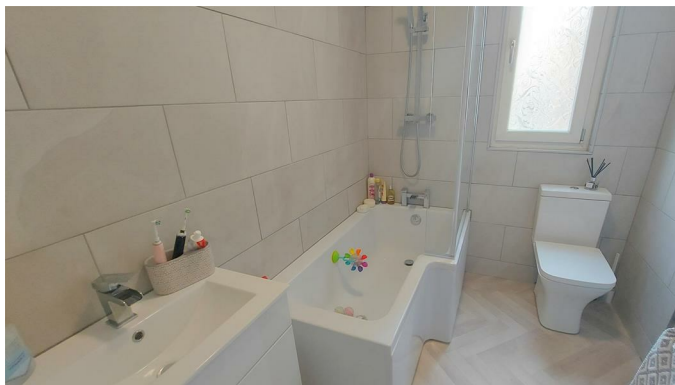
Skimmed ceiling and walls, fitted carpet, radiator and uPVC double glazed window to rear.

Bedroom Three 10'9" x 9'10" (3.3 x 3.0)



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

Bathroom 7'6" x 6'2" (2.3 x 1.9)



Skimmed ceiling, tiled walls, herringbone effect vinyl flooring, uPVC double glazed window to side, chrome towel rail radiator and a three piece suite comprising a P shaped bath with shower over and privacy screen, low level W.C and wash hand basin set on a vanity unit.

Outside

Front Forecourt

Area laid to patio, bordered with dwarf wall, wrought iron railings and pedestrian gate.

Rear Garden



Area laid to patio, access to basement, further area which has recently been sprinkled with grass seed. Garden is bordered with block walls, wood panelled fencing and gate offering rear lane access. The

garden is a blank canvas, perfect for a new owner to finish to their preferred style.

[Basement 15'1" x 11'1" \(4.6 x 3.4\)](#)

Whitewashed walls, concrete floor. Plumbing for washing machine and tumble dryer.

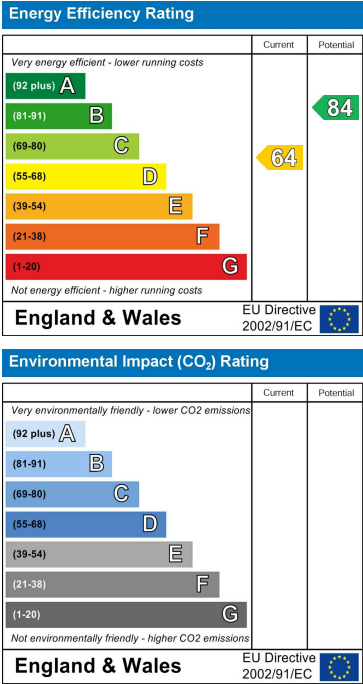
Floor Plan



Area Map



Energy Efficiency Graph



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