



**46b Maesteg Road, Maesteg, CF34 9LB**  
**£230,000**

Welcome to Maesteg Road, Cwmfelin - a charming semi-detached 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:- entrance porch, hallway, two reception rooms, kitchen, utility room and a cloakroom to the ground floor. Landing, three bedrooms and a bathroom to the first floor. The fourth bedroom to the loft (completed to building regulations). The property further benefits from gas central heating via a combination boiler, uPVC double glazing throughout, a front garden and an enclosed rear garden with rear lane access and a single garage. 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 Rating = D.

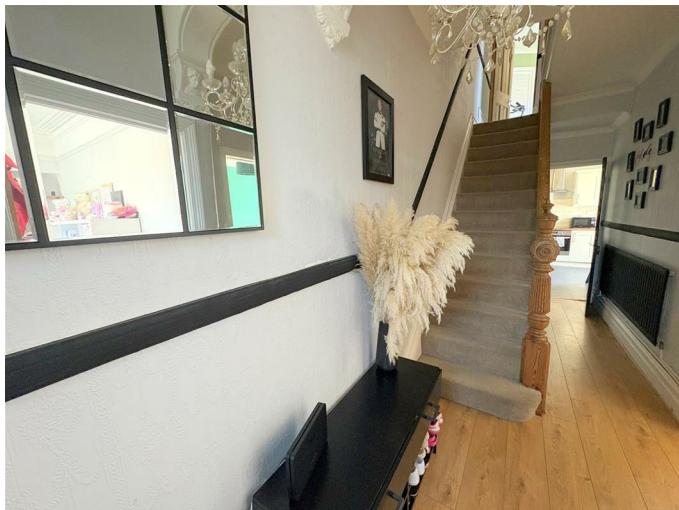
Council Tax Band = C.

## Ground Floor

### Entrance Porch

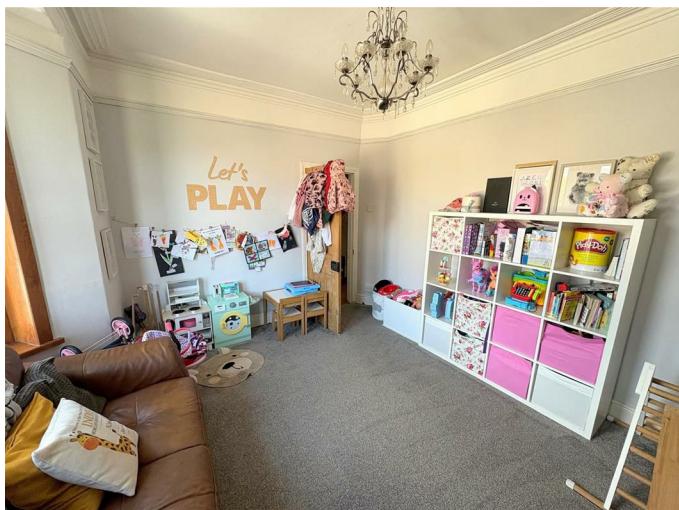
Entry via a uPVC double glazed door, papered and coved ceiling, papered walls with dado rail, wood effect laminate flooring, door into:-

### Hallway



Original archway, papered and coved ceiling, papered walls with dado rail, wood effect laminate flooring, radiator, carpeted stairs to the first floor, three doors off:-

### Reception Room One 12'5" x 9'7" (3.78 x 2.92)



Skimmed ceiling with decorative coving and ceiling rose, skimmed walls with picture rail, wood effect laminate flooring, radiator, electric pebble effect fire on a marble hearth and surround with mantle over, uPVC double glazed Bay window to the front.

### Reception Room Two 12'2" x 10'6" (3.71 x 3.20)



Skimmed ceiling with decorative coving and ceiling rose, skimmed walls, wood effect laminate floor, radiator, coal effect gas fire (disconnected) on a tiled hearth and surround with wooden mantle over, uPVC double glazed French doors to the rear providing access into the rear garden.

### Kitchen / Diner 11'6" x 10'3" (3.51 x 3.12)



Skimmed and coved ceiling, skimmed walls, tiled splashbacks, ceramic tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a sink and drainer, integrated appliances to include an oven, hob and overhead extractor fan, fridge freezer, larder and a dishwasher, uPVC double glazed window to the side, door into:-

Utility Room 6'9" x 6'7" (2.06 x 2.01)



Skimmed ceiling and walls, laminate flooring, radiator, space and plumbing for a washing machine and tumble dryer, uPVC double glazed door to the side, door into:-

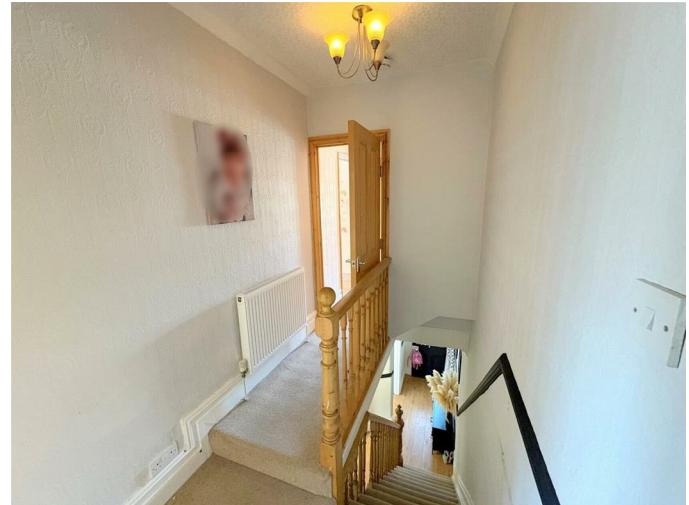
Cloakroom 6'8" x 3'7" (2.03 x 1.09)



Skimmed ceiling, skimmed walls with tiled splashback over wash hand basin, ceramic tiled flooring, radiator, storage cupboard, two piece suite comprising a pedestal wash hand basing and a low level W.C., uPVC double glazed window with obscured glass to the rear.

First Floor

Landing



Papered and coved ceiling, papered walls, fitted carpet, carpeted stairs to the loft bedroom, four doors off:-

Bedroom One 16'9" x 10'2" (5.11 x 3.10)



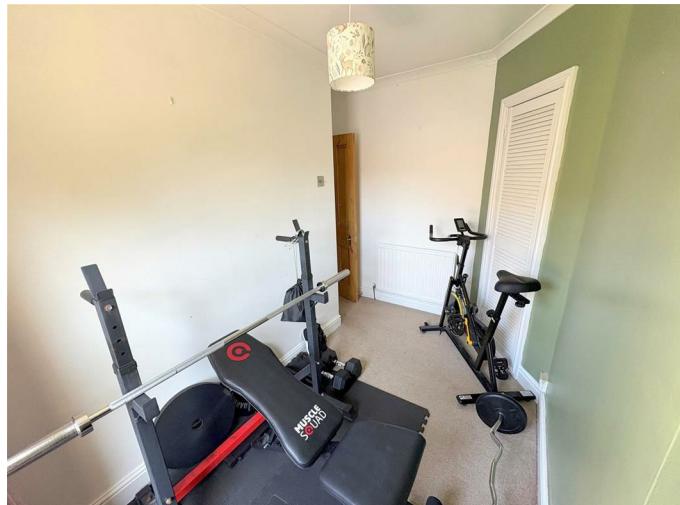
Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator, two uPVC double glazed windows to the front.

Bedroom Two 12'4" x 11'1" (3.76 x 3.38)



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

Bedroom Three 10'3" x 5'8" (3.12 x 1.73)



Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator, storage cupboard housing gas combination boiler, uPVC double glazed window to the side.

Bathroom 7'2" x 6'1" (2.18 x 1.85)



Skimmed ceiling with spotlights, tiled walls, ceramic tiled flooring, chrome heated towel rail radiator, three piece suite comprising a 'P' shaped bath with shower over and glass shower screen, vanity wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the side.

Loft Bedroom 16'5" x 12'3" (5.00 x 3.73)



Skimmed ceiling with spotlights, skimmed walls, fitted carpet, radiator, two double glazed velux windows, eaves storage.

Outside

## Front Garden



Flagstone front garden with shrubs and plants bordered by wrought iron railings and pedestrian gate with steps up to front door with sensor LED lights on approach.

## Rear Garden



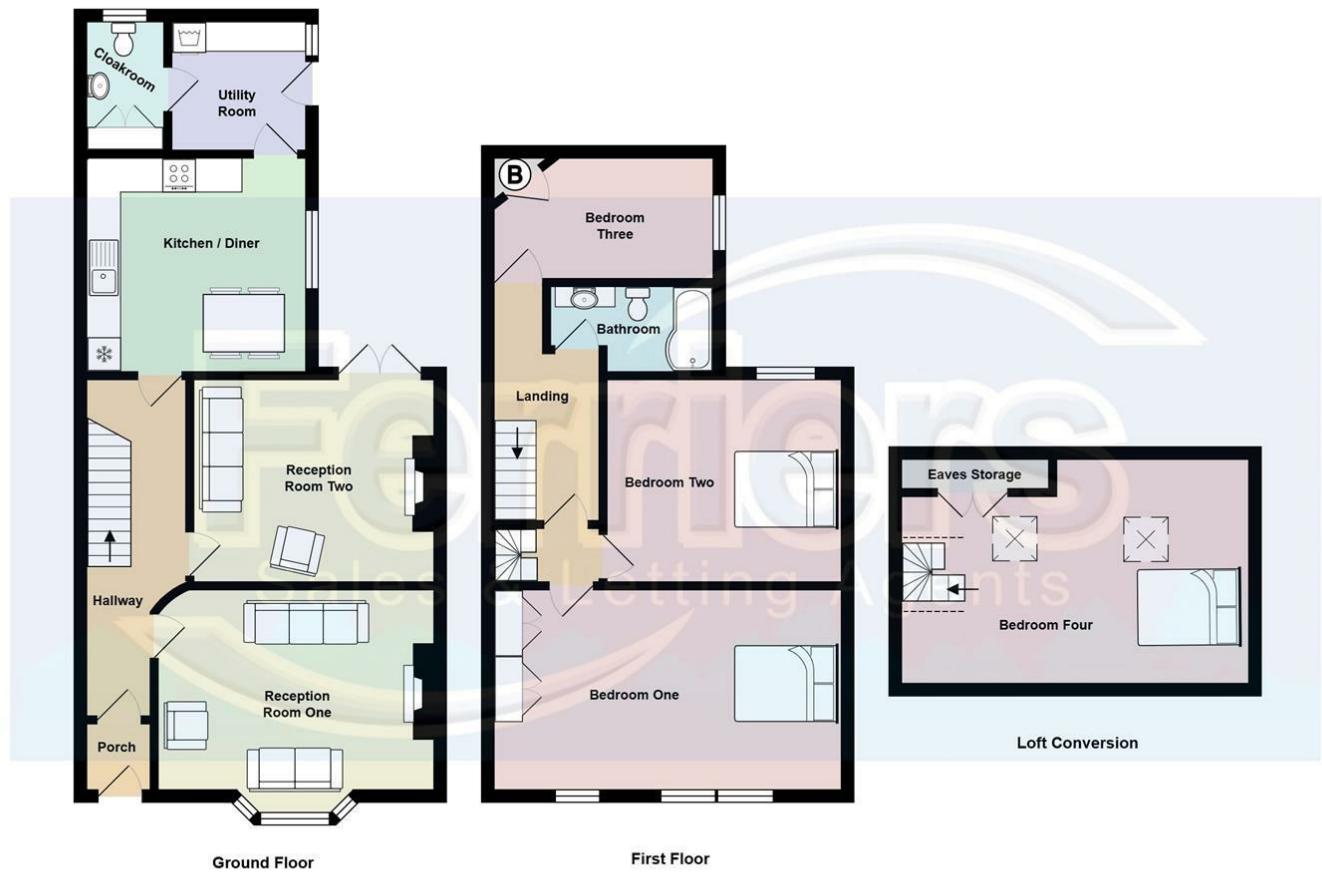
Wooden pedestrian gate offering side access, patio rear garden, fish pond and steps leading up to a lawned area with a single garage to the rear and rear lane access, bordered with block walls and mature shrubs and plants.

## Garage

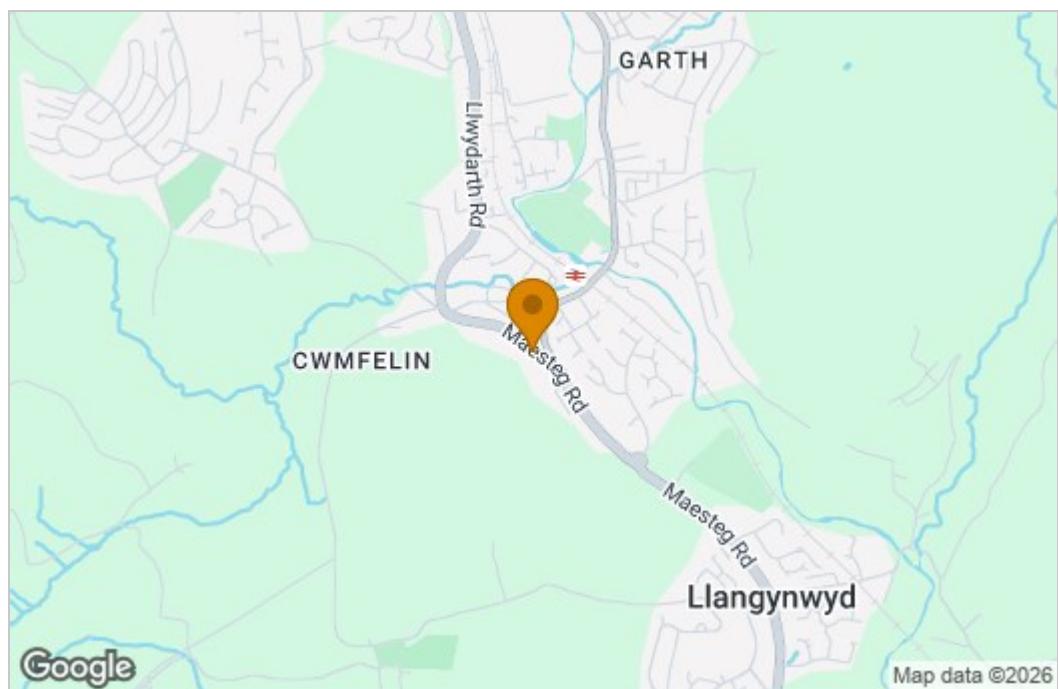


Block built garage with up and over door to the rear, accessed via the rear lane.

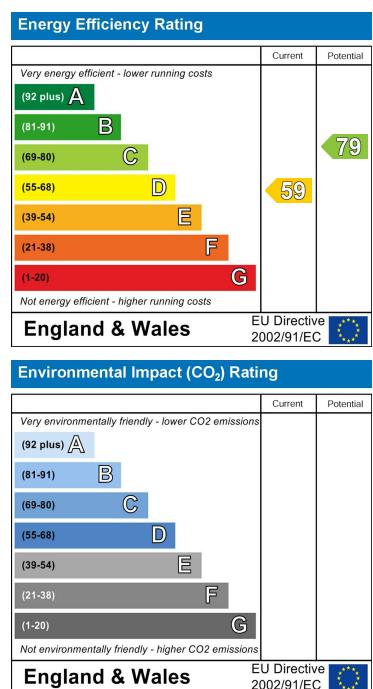
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.