



48 Caerau Road, Maesteg, CF34 0PB

£135,000

Ferriers Estate Agents are pleased to offer this delightful end-terrace home which presents an excellent opportunity for families and first-time buyers alike. This family home has more character than most properties in the area with immaculate flagstone floor in the lounge and stable doors to the ground floor. The end-terrace design offers privacy and a sense of space, while the location on Caerau Road provides easy access to local amenities, schools, and transport links, ensuring that everything you need is within easy reach.

The accommodation briefly comprises a porch, lounge and kitchen to the ground floor. Landing, three well proportioned bedrooms and a family bathroom to the first floor. Whether you are looking to settle down or invest, this property on Caerau Road is a promising choice that combines practicality with potential. Do not miss the chance to make this lovely property your own.

Viewing is highly recommended to appreciate the space and character on offer.

No onward chain.

OPTION TO PURCHASE AN ADDITIONAL PARCEL OF LAND VIA SEPARATE NEGOTIATION.

Tenure = Freehold (TBC by a legal representative)

EPC = D

Council Tax Band = A

Ground Floor

Porch

Entry via uPVC double glazed door. Textured ceiling, skimmed and tiled walls, flagstone floor and stable door to:

Lounge 20'4" x 16'0" (6.2 x 4.9)



Textured ceiling, skimmed walls with a feature brick fireplace, flagstone floor, two radiators, uPVC double glazed bay window to front, uPVC double glazed window to rear, carpeted stairs to first floor and stable door to:

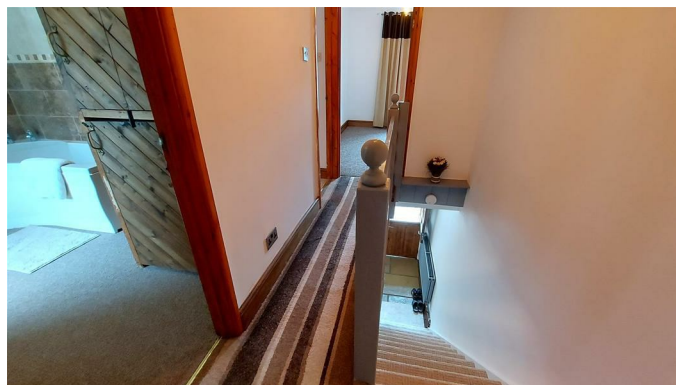
Kitchen 14'9" x 9'10" (4.5 x 3.0)



Skimmed and coved ceiling with spotlights, skimmed and tiled walls, wood effect laminate flooring, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage, integrated range style cooker and fridge freezer, space for washing machine and american style fridge freezer, radiator, uPVC double glazed windows to side and rear and a uPVC double glazed door to side.

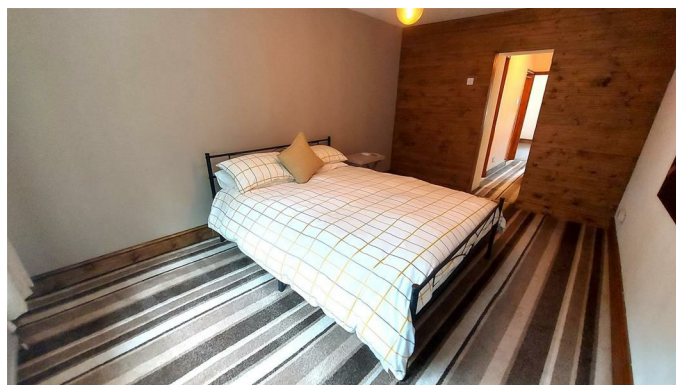
First Floor

Landing



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

Bedroom One 14'9" x 9'10" (4.5 x 3.0)



Skimmed ceiling, papered walls with a feature wood panelled wall, fitted carpet, radiator and uPVC double glazed window to rear.

Bedroom Two 13'1" x 8'6" (4.0 x 2.6)



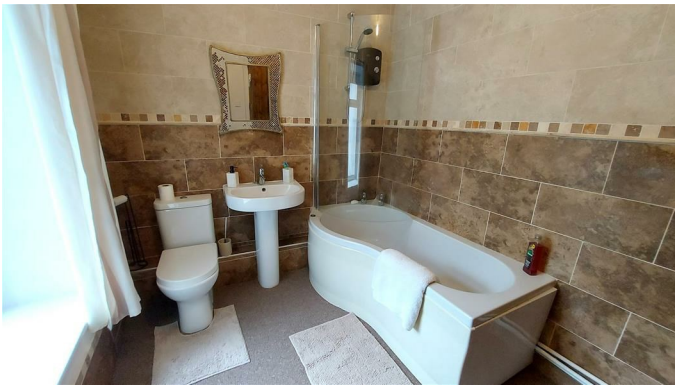
Skimmed ceiling and walls, fitted carpet, radiator and uPVC double glazed window to front.

Bedroom Three 10'2" x 6'10" (3.1 x 2.1)



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

Bathroom 10'2" x 7'2" (3.1 x 2.2)



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

Outside

Front Forecourt

Area laid with decorative slate, bordered with wrought iron railings and steps to entrance.

Rear Garden

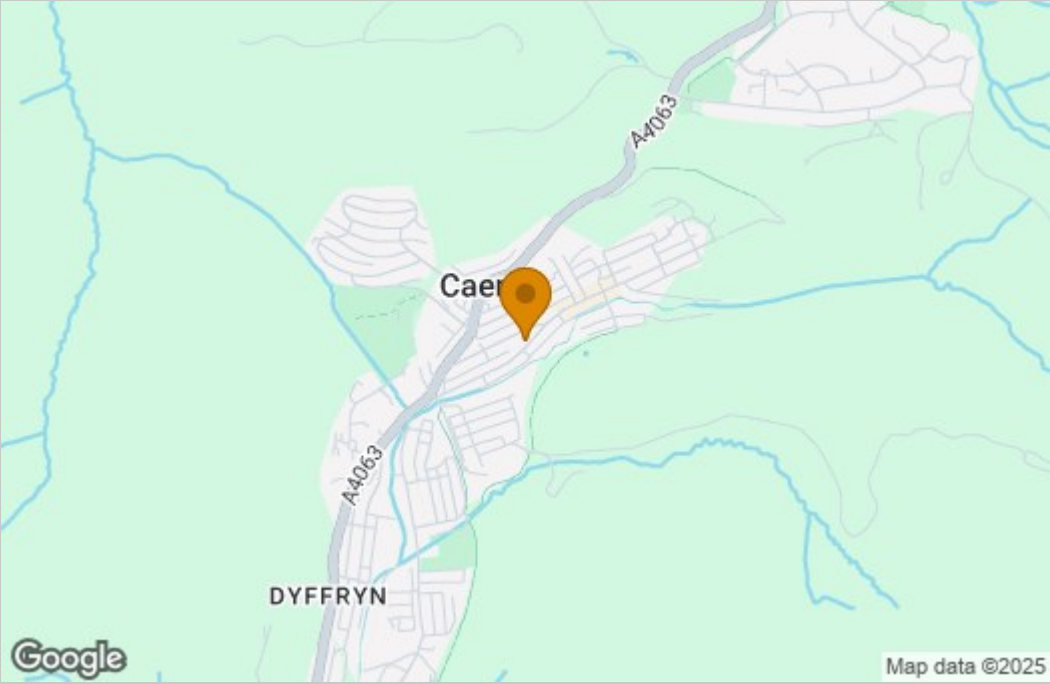


Area laid to patio with steps leading to a tiered garden comprising three tiers laid to patio and a block shed to rear and a wooden gate offering rear lane access.

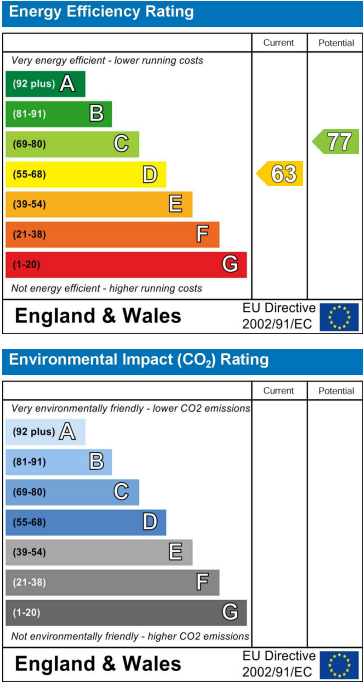
Floor Plan



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.