



102, Alma Road  
Maesteg, CF34 9AW

Watts  
& Morgan







# 102, Alma Road

Maesteg CF34 9AW

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## £550,000 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

Offering to the market this exceptionally renovated detached family home. The property offers flexible living accommodation with 5 double bedrooms and 2 reception rooms. Situated in a desirable location on a generous plot with a landscaped garden backing onto farmland. Set in a semi-rural location in Maesteg with views over the countryside to the front whilst being conveniently located for local schools, shops, and transport links. Within proximity of both Maesteg and Bridgend town centres and great commuter access via J36 of the M4 motorway. This beautifully presented accommodation comprises of; entrance porch, hallway, sitting room, ground floor double bedroom, open-plan lounge / dining room, kitchen, utility, shower room. First floor; main bedroom with en-suite shower room and walk in dressing room, second bedroom with walk in dressing room, two further double bedrooms and a family bathroom. Externally the property benefits from a private driveway to the side with off road parking for two vehicles, purpose built outbuilding, and a generous landscaped garden. EPC "D"

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### Directions

\* Bridgend Town centre- 8.6 Miles \* Cardiff City Centre - 27.2 Miles \* J36 of the M4 - 7.3 Miles

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## Summary of Accommodation

### GROUND FLOOR

Entrance into the property is through a composite front door into a porch with tiled flooring and windows to the front and sides. An internal door opens out into the hallway with engineered oak flooring and an opening into the main living space. To the front of the property is a sitting room with a continuation of oak flooring and windows to the front. Bedroom 5 is situated on the ground floor, a great sized double room offering oak flooring and windows to the front. The rear of the property is wonderfully open plan living room which is a great family room with continuation of the oak flooring and an exposed staircase to the first floor and recessed spot lighting. The living room has a central feature wood burner in set on a slate hearth with a driftwood mantle. To the rear are bi-folding doors opening out on the rear patio and a further set of French doors to the garden. The kitchen has been comprehensively fitted with a country style kitchen fitted with wall and base units and butchers block work surfaces over. There is a ceramic inset sink and space for free standing appliances such as cooker and fridge / freezer. The kitchen is accessed through an exposed beam archway with spot lighting and oak flooring, windows overlook the garden, and a door leads into the utility. The utility room has been fitted with co-ordinating wall and base units and work surfaces over, there is a one built in cupboard houses the gas combination boiler. There is space and plumbing for 2 appliances and a partly glazed door to the rear. The downstairs shower room has been fitted with a 3-piece suite comprising of a WC, ceramic bowl wash hand basin set within a bespoke driftwood unit and walk in tiled shower with electric shower fitted. The shower room offers limestone tiled flooring and partly tiled walls with a window to the side.

### FIRST FLOOR

The first-floor landing offers carpeted flooring and all internal oak doors lead off. The main bedroom is a superb light and spacious bedroom with vaulted ceiling's and two sets of windows overlooking the rear. The main bedroom offers carpeted flooring and leads into a walk-in dressing room with bespoke fitted storage. The en-suite shower room has been fitted with a 3-piece suite comprising of a double walk-in shower enclosure, WC and ceramic bowl wash basin set with a bespoke driftwood unit. The en-suite shower room has brick tiled walls and laminate flooring. Bedroom two is another great sized bedroom offering fitted carpets and two sets of windows overlooking the front with views of countryside and beyond. Bedroom two has a walk-in dressing room with fitted shelving. Bedrooms three and four are both further double bedrooms offering fitted carpets and windows to the front and rear. The family bathroom has been fitted with a 3-piece suite comprising of a freestanding roll top bathtub, WC and ceramic bowl wash hand basin set within a bespoke driftwood unit. The bathroom offers tasteful wall panelling and windows to the rear.

### GARDENS AND GROUNDS

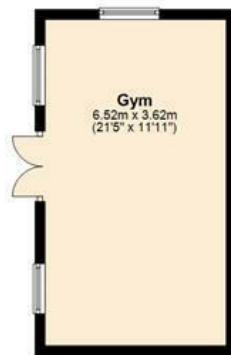
Approached off Alma road no.102 offers a block paved driveway to the side of the property providing off road parking for 2 vehicles. The front of the property is laid with patio and steps up to the front door. There is side access around to the rear garden. Set on a substantially generous plot, the rear southeast facing garden has been wonderfully landscaped with a spacious patio section with built in seating and a paved pathway stretching across the lawned garden with flower borders. The rear garden is fully enclosed by timber fencing and backs onto farmland behind. Double doors open into the purpose built detached double skinned and insulated outbuilding currently utilised as a home gym with power, water and gas supply already connected.

### ADDITIONAL INFORMATION

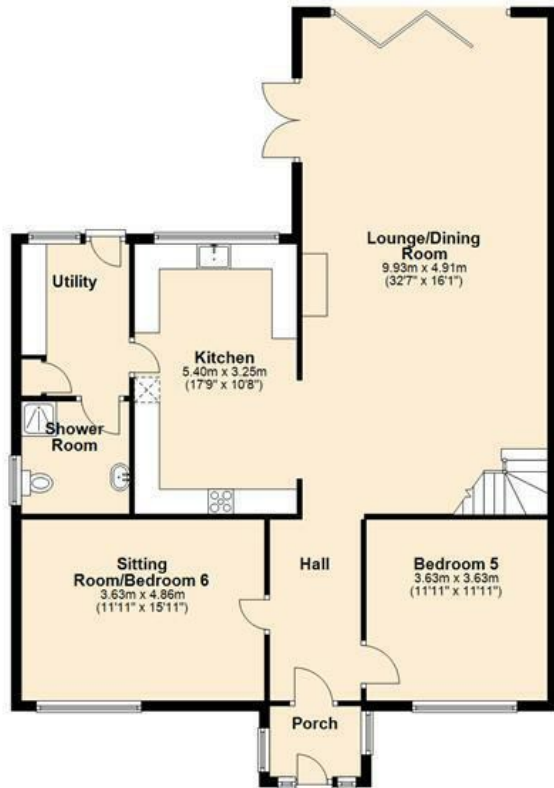
Freehold. All mains connected. EPC rating "BBC". Council Tax Band "E"



**Outbuilding**  
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus outbuildings: approx. 23.6 sq. metres (254.1 sq. feet)



**Ground Floor**  
Approx. 120.9 sq. metres (1301.3 sq. feet)



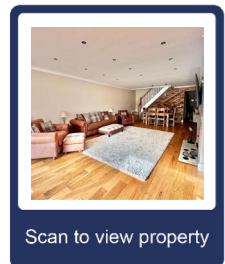
**First Floor**  
Approx. 105.5 sq. metres (1135.8 sq. feet)



**Main area: Approx. 226.4 sq. metres (2437.1 sq. feet)**  
Plus outbuildings, approx. 23.6 sq. metres (254.1 sq. feet)  
All measurements are approximate and for display purposes only.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		80
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





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