



## Alfred Street, offers in excess of £145,000

- Three Double Bedrooms
- Great for families or First-time buyers
- Spacious Kitchen
- Two utility rooms
- Two reception rooms
- EPC Rating: D



 3  1  1



## About the property

Situated on the popular residential street of Alfred Street in Maesteg, this well-proportioned three-bedroom mid-terrace home offers generous living space and excellent potential for families or first-time buyers.

The ground floor comprises two good-sized reception rooms, providing flexible living and dining space, along with a large fitted kitchen to the rear of the property. In addition, the home benefits from two separate utility rooms, offering excellent practicality for storage, laundry or additional workspace. To the rear, the property offers a low maintenance private garden with side access.

To the first floor are three generous double bedrooms, all offering comfortable accommodation and plenty of natural light, along with the family bathroom.

Conveniently located within the centre of Maesteg, this home has easy reach of local shops, schools and transport links to both Swansea and Cardiff.

Early viewings are recommended to appreciate the space on offer!



## Accommodation

### Lounge

12' 5" max x 8' 8" max ( 3.78m max x 2.64m max )

### Dining Room

11' 5" max x 10' 8" max ( 3.48m max x 3.25m max )

### Kitchen

14' 6" max x 9' 11" max ( 4.42m max x 3.02m max )

### Utility Room

7' 3" max x 4' 4" max ( 2.21m max x 1.32m max )

### Conservatory

10' 9" max x 5' 7" max ( 3.28m max x 1.70m max )

### Bedroom One

15' 3" min x 9' 6" max ( 4.65m min x 2.90m max )

### Bedroom Two

11' 9" max x 11' 6" max ( 3.58m max x 3.51m max )

### Bedroom Three

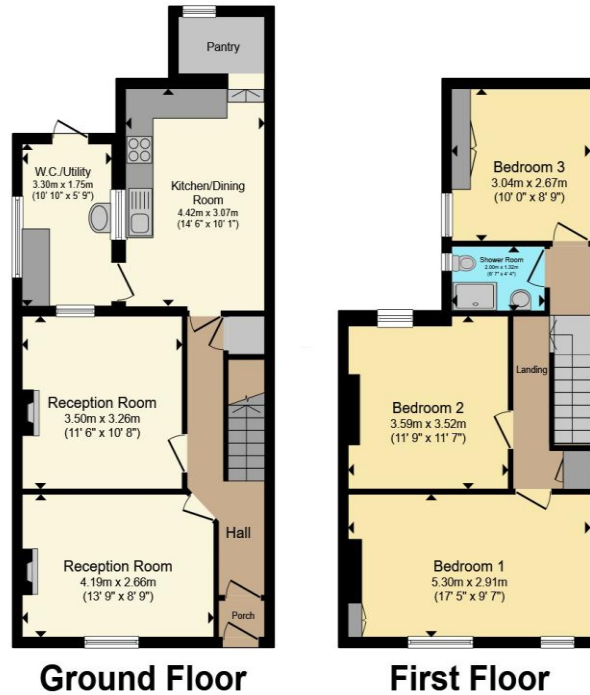
10' 3" max x 8' 6" max ( 3.12m max x 2.59m max )

### Bathroom

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## Floorplan



Total floor area 107.5 m<sup>2</sup> (1,157 sq.ft.) approx

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