



29 Salisbury Road, Maesteg, CF34 9EG

£240,000

Ferriers Estate Agents are delighted to offer for sale this Edwardian style, three bedroom mid-terrace property, located in the much sought after area of Maesteg. Within walking distance of the Town Centre and all its facilities and with Junctions 36 & 41 of the M4 Corridor a 15-20 minute drive away, this home is ideal for commuters. This wonderful family home has an abundance of character and original features with the convenience of gas central heating via a combination boiler and uPVC double glazing throughout. The accommodation briefly comprises: entrance porch, hallway, three reception rooms and a kitchen to the ground floor. Three bedrooms and a bathroom to the first floor. Loft room to the second floor. The property further benefits from a front forecourt, rear garden and garage.

Viewing is highly recommended to appreciate the quality of this exquisite family home.

Tenure = Freehold (to be confirmed by a legal representative).

EPC Rating = TBC.

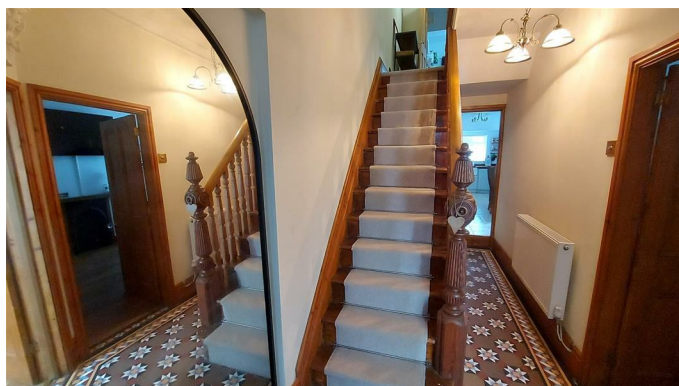
Council Tax Band = C.

Ground Floor

Entrance Porch

Entry via composite door. Skimmed ceiling with original coving, skimmed and tiled walls, original mosaic quarry tiled flooring, half glazed door into:-

Hallway



Skimmed ceiling with original coving, skimmed walls, carpeted spindle balustrade staircase to first floor, original mosaic quarry tiled flooring, radiator, three panelled doors off to:-

Lounge 12'1" x 12'1" (3.7 x 3.7)



Skimmed ceiling with decorative coving and centre rose, skimmed walls, Parquet wood flooring, uPVC double glazed sash bay window to front with French shutters, radiator, coal effect electric fire set on a marble hearth and mantle.

Sitting Room 11'9" x 9'10" (3.6 x 3.0)



Skimmed and coved ceiling with ceiling rose, skimmed and wood panelled walls, solid wood

flooring, radiator, feature cast iron fireplace with wooden mantle and uPVC double glazed window to rear.

Dining Area 11'1" x 10'9" (3.4 x 3.3)



Skimmed and coved ceiling, skimmed walls, tiled flooring, under stairs storage cupboard, uPVC double glazed window and door to side, radiator and open to:

Kitchen 10'9" x 7'6" (3.3 x 2.3)



Skimmed and coved ceiling, skimmed walls, tiled flooring, uPVC double glazed window to rear, a range of shaker style base and wall mounted units with a complementary solid wood work surface with upstands, ceramic Belfast sink, range style cooker set in a chimney breast with oak beam above, integrated appliances to include fridge freezer, washing machine and dishwasher.

First Floor

Split Level Landing



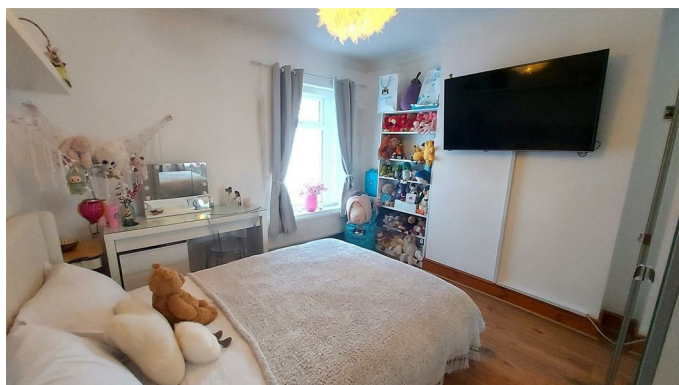
Skimmed and coved ceiling, skimmed walls, fitted carpet, carpeted stairs to second floor and four doors leading off to:-

Master Bedroom 16'4" x 12'1" (5.0 x 3.7)



Skimmed and coved ceiling with ceiling rose, skimmed walls, wood effect laminate flooring, three uPVC double glazed sash windows to front, fitted wardrobes, radiator and feature cast iron fireplace.

Bedroom Two 11'9" x 10'2" (3.6 x 3.1)



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, uPVC double glazed window to rear, radiator.

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



L shaped - Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, uPVC double glazed window to rear, radiator.

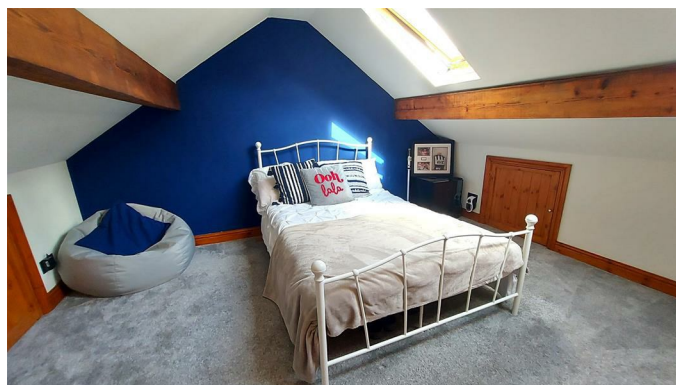
Family Bathroom 11'1" x 6'10" (3.4 x 2.1)



Skimmed and coved ceiling, skimmed and tiled walls, ceramic tiled flooring, radiator, storage cupboard housing a gas combination boiler, uPVC double glazed window with obscured glass to rear, a traditional style three piece suite comprising a pedestal wash hand basin, low level W.C. and panelled bath with shower over and privacy screen.

Second Floor

Loft Room 13'9" x 12'1" (4.2 x 3.7)



Skimmed ceiling with spotlights, two pitched roof windows, skimmed walls with exposed beams, fitted carpet, radiator, built in wardrobe and eaves storage.

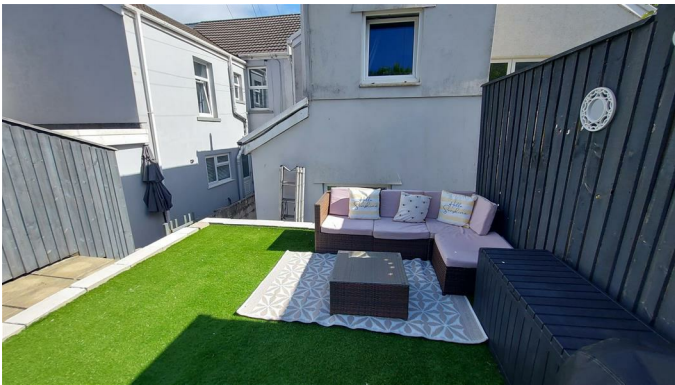
Outside

Front Forecourt



Forecourt area laid with paviour brick, bordered with wrought iron railings and pedestrian gate with steps leading to main entrance.

Rear Garden



Area laid to concrete and steps leading to a tiered garden. First tier is laid to artificial turf, second tier is laid to patio with composite fencing panels, further area with access to a single garage and a wrought iron gate offering rear lane access.

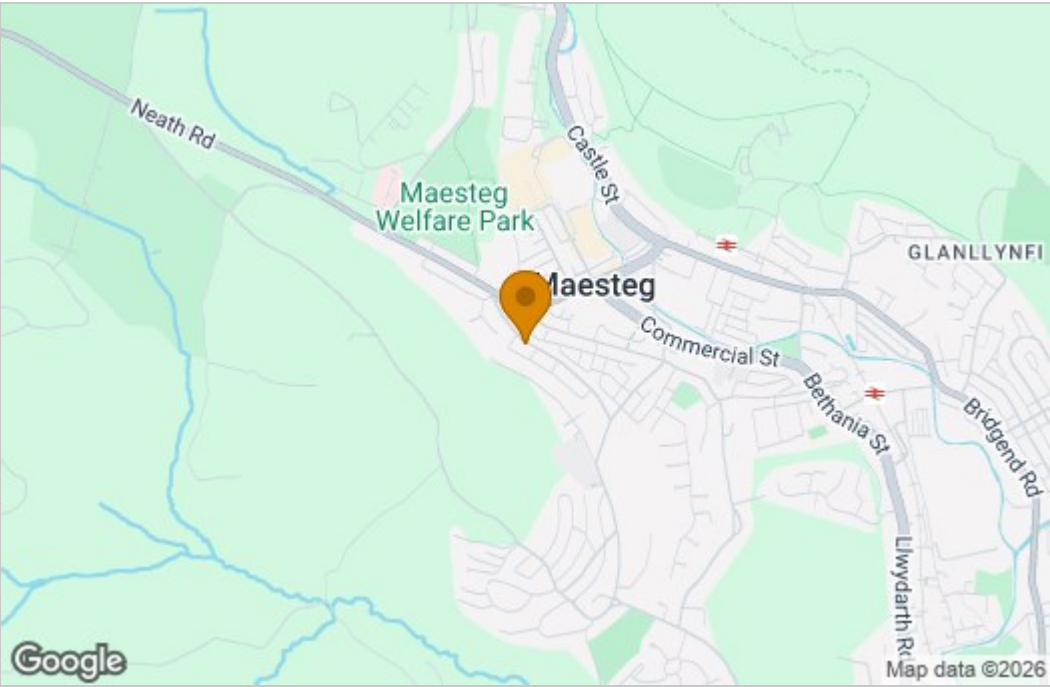
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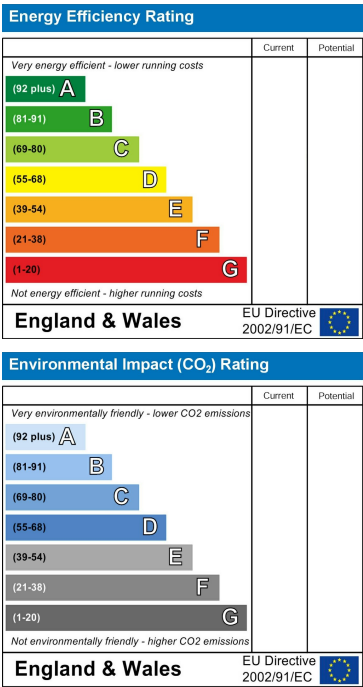
Floor Plan



Area Map



Energy Efficiency Graph



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