



7 Blaencaerau Road, Maesteg, CF34 0PP

£140,000

Nestled on Blaencaerau Road, Maesteg, this delightful end-of-terrace home has been recently refurbished to a high standard and presents an excellent opportunity for families and first-time buyers alike.

Situated in a friendly neighbourhood, residents will enjoy easy access to local amenities, schools, and parks, enhancing the overall appeal of this property. The surrounding area is known for its community spirit and picturesque landscapes, making it a lovely place to call home.

The accommodation briefly comprises:- entrance hallway, lounge, kitchen, bathroom and W.C. to the ground floor. Landing, and three bedrooms to the first floor. The property further benefits from uPVC double glazing throughout, gas central heating via combination boiler, enclosed rear garden with side access.

This end-of-terrace property is not just a property; it is a place where memories can be made. With its charming features and prime location, it is sure to attract interest from those looking to settle in Maesteg. Do not miss the chance to view this wonderful home and envision the possibilities it holds for you and your family.

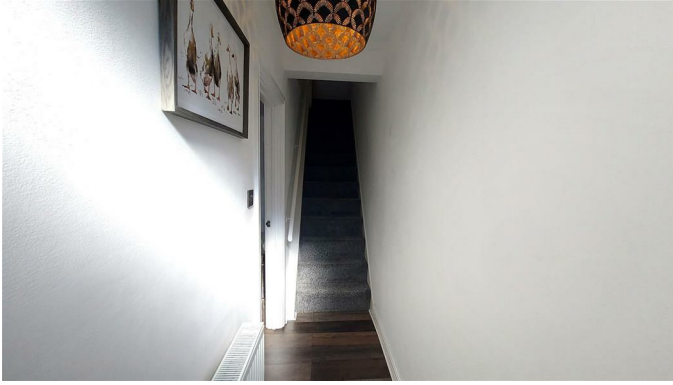
Tenure = Freehold (to be confirmed by a legal representative).

EPC Rating = D.

Council Tax Band = A.

Ground Floor

Entrance Hall



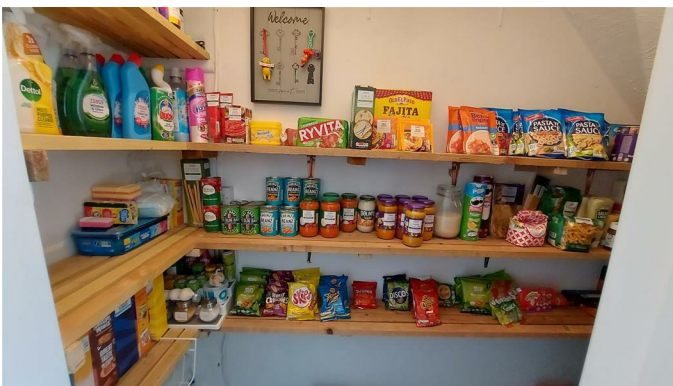
Entry via a uPVC double glazed door. Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, carpeted staircase leading to the first floor, door into:-

Lounge 21'3" x 12'5" (6.5 x 3.8)



Skimmed ceiling, skimmed walls with feature wood panelling, wood effect laminate flooring, two radiators, understairs storage/pantry, dual aspect - two uPVC double glazed windows to the front and rear, door into:-

Understairs Storage/Pantry 7'2" x 3'3" (2.2 x 1.0)



Skimmed walls, wood effect laminate flooring, lighting and rustic shelves set out as a pantry.

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



Skimmed ceiling with loft access, skimmed and tiled walls, wood effect vinyl flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a composite sink/drain, space for a washing machine, a cooker and a fridge/freezer, wall mounted gas combination boiler, uPVC double glazed window and door to the side, opening into:-

Inner Hall

Skimmed ceiling, skimmed walls, wood effect vinyl flooring, two doors off:-

Bathroom 9'10" x 4'11" (3.0 x 1.5)



Skimmed ceiling, PVC panelled walls, wood effect vinyl flooring, radiator, two piece suite comprising a freestanding claw foot bath with shower over and shower curtain rail and a vanity wash hand basin, uPVC double glazed window with obscured glass to the rear.

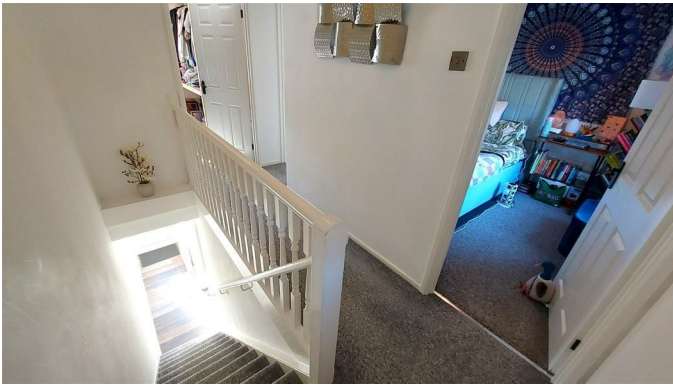
W.C. 5'6" x 2'7" (1.7 x 0.8)



Skimmed ceiling, papered and wood panelled walls, wood effect laminate flooring, radiator, low level W.C., uPVC double glazed window with obscured glass to the side.

First Floor

Landing



Skimmed ceiling with loft access, skimmed walls, fitted carpet, uPVC double glazed window to the rear, three doors off:-

Bedroom One 11'9" x 8'2" (3.6 x 2.5)



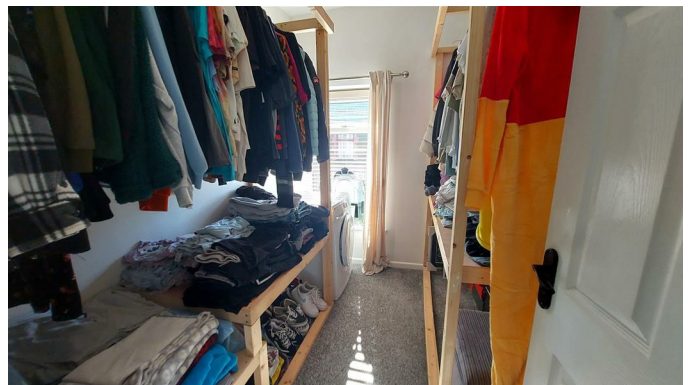
Skimmed ceiling, skimmed and papered walls, fitted carpet, radiator, uPVC double glazed window to the front.

Bedroom Two 9'6" x 8'6" (2.9 x 2.6)



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

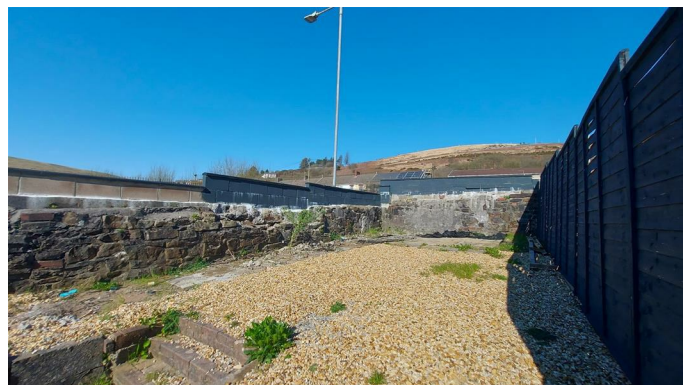
Bedroom Three 8'10" x 6'10" (2.7 x 2.1)



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

Outside

Rear Garden

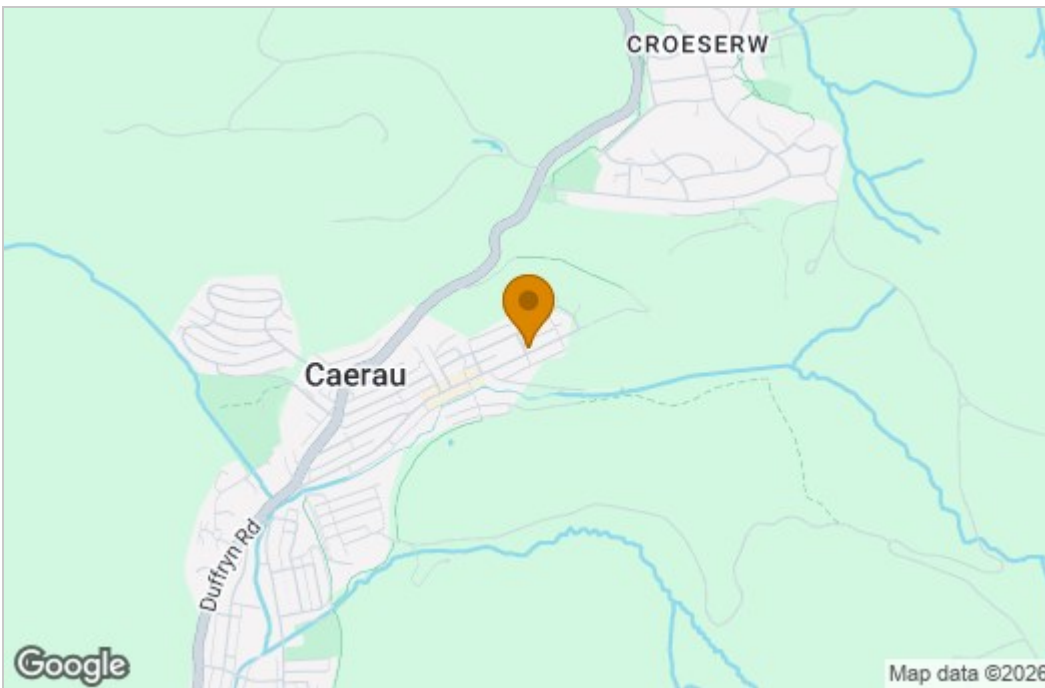


Area laid to concrete with pedestrian gate to side, steps lead up to two further areas laid to decorative pea shingle and a further area laid to patio, bordered with stone walls and wood panelled fencing.

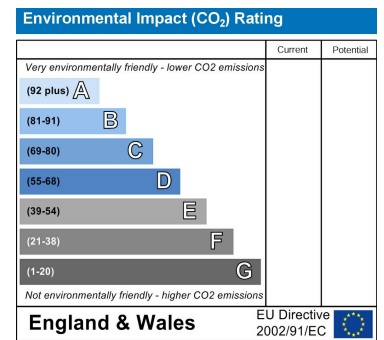
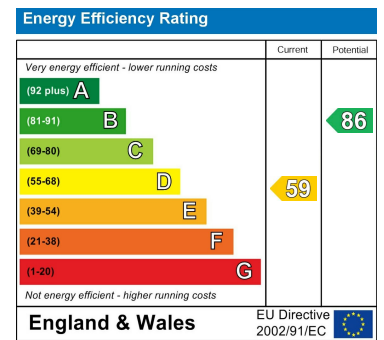
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.