



8 Cemetery Road, Maesteg, CF34 0LW

£195,000

Located on the popular Cemetery Road, this well proportioned three bedroom end-of-terrace home offers generous living space, three bedrooms and excellent outdoor features, all set within a highly convenient location with strong transport links.

To the front of the home sits the spacious open plan lounge/diner - comfortable and versatile rooms that can easily accommodate two large sofas, a media wall and even a small dining area if desired. A large front facing window fills the room with natural light, creating a warm and welcoming atmosphere.

To the rear of the property is the kitchen - a stylish space, finished with wooden style cabinetry, ample worktop surfaces and extensive storage. The kitchen is fitted with a four ring gas hob and oven, with space for a washing machine and additional appliances.

Upstairs, the property continues to impress with two spacious double bedrooms and a single bedroom. The principal bedroom comfortably accommodates a king size bed along with bedside cabinets and wardrobe space. Bedroom two is another generous double, easily fitting a king size bed. The third bedroom is currently used as a child's room but remains a versatile space that can comfortably host a single bed. Also located on the first floor is the family bathroom. Finished with modern tiling and chrome fittings, this four piece suite includes a roll top slipper bathtub as well as a separate quadrant shower cubicle and benefits from a large window for ventilation and natural light.

Externally, a small paved forecourt sits at the front, suitable for recycling bin storage. The home also enjoys a well maintained rear garden that is both private and low maintenance. The garden features a patio area and artificial grass, creating a practical outdoor space for relaxing or entertaining (with potential for rear parking).

This is a spacious and well located home offering excellent internal accommodation, outdoor versatility and superb connectivity, ideal for modern family living!

Ground Floor

Entrance Porch



Entry via a composite front door, skimmed and coved ceiling, skimmed walls with dado rail, mosaic effect tiled flooring, door into:-

Hallway

Skimmed and coved ceiling, skimmed walls with dado rail, mosaic effect tiled flooring, radiator, carpeted staircase leading to the first floor, door into:-

Open Plan Lounge / Diner

Lounge Area 13'5" x 9'9" (4.10 x 2.98)



Skimmed and coved ceiling with spotlights over the alcoves, skimmed walls, solid wood flooring, radiator, fireplace - marble back and hearth with a wooden mantle over, uPVC double glazed window to the front.

Dining Area 13'9" x 11'4" (4.20 x 3.46)



Skimmed and coved ceiling with spotlights over the alcoves, skimmed walls, solid wood flooring, radiator, under stairs storage cupboard, uPVC double glazed French doors to the rear, door into:-

Kitchen 10'4" x 8'5" (3.15 x 2.59)



Skimmed and coved ceiling with spotlights, skimmed walls, herringbone effect vinyl flooring, a range of base and wall mounted units with a complementary work surface housing a double bowl ceramic butler sink with mixer tap, integrated appliances include an oven and four ring gas hob with a chrome chimney style extractor above as well as a fridge and freezer, space and plumbing for a washing machine and a dishwasher, uPVC double glazed window to the side, door into:-

Inner Hall / Utility Area 5'1" x 3'11" (1.57 x 1.21)



Skimmed and coved ceiling, skimmed walls, herringbone effect vinyl flooring, radiator, storage cupboard housing the gas combination boiler, uPVC double glazed window to the rear, uPVC double glazed door with obscured glass to the side providing access into the rear garden, door into:-

Cloakroom 3'9" x 3'1" (1.16 x 0.94)



Skimmed and coved ceiling, skimmed walls, herringbone effect vinyl flooring, chrome heated towel rail, two piece suite comprising a wall mounted slimline wash hand basin and a low level W.C.

First Floor

Landing



Skimmed and coved ceiling with loft access, skimmed walls with dado rail, fitted carpet, radiator, airing cupboard, four doors off:-

Bedroom One 17'1" x 9'9" (5.23 x 2.99)

Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator, two uPVC double glazed windows to the front.

Bedroom Two 13'7" x 9'8" (4.15 x 2.97)

Skimmed and coved ceiling with extension loft access, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the rear.

Bedroom Three 10'2" x 5'2" (3.11 x 1.59)

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

Family Bathroom 10'3" x 5'8" (3.14 x 1.75)

Skimmed and coved ceiling with spotlights, tiled walls, wood effect vinyl flooring, two chrome heated towel rails, four piece suite comprising a double ended roll top slipper bath on chrome legs, quadrant shower cubicle, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

Outside

Front Forecourt

Entry via a wrought iron pedestrian gate, forecourt laid to patio, bordered with block walls.

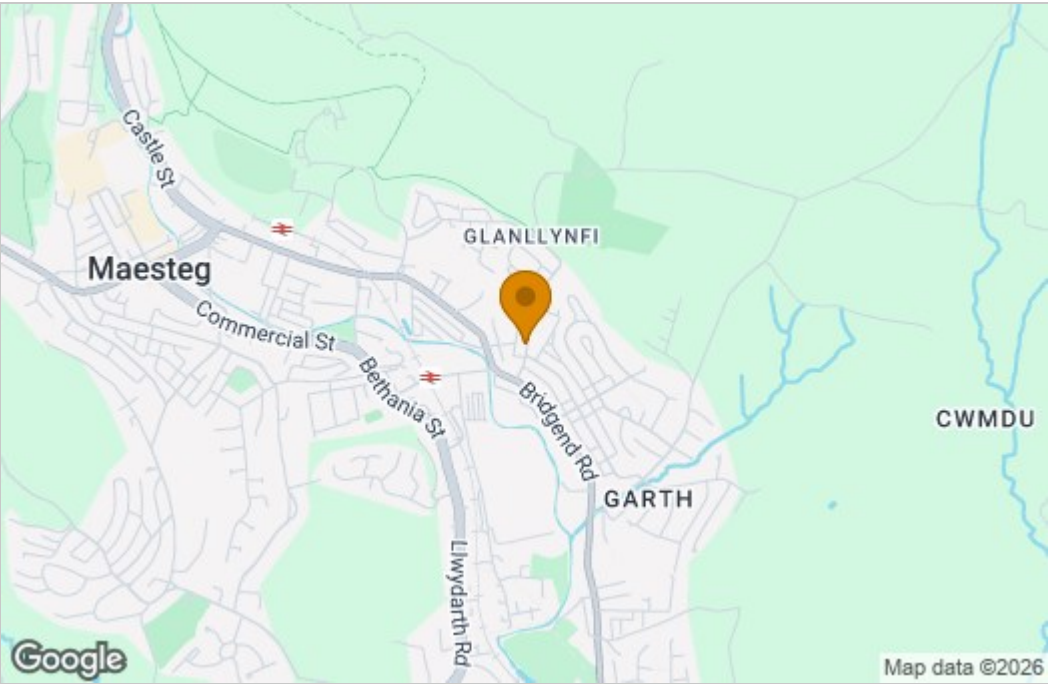
Rear Garden

Area laid to patio, steps leading up to the top tier of the garden which is laid with artificial turf, bordered with block walls, wooden pedestrian gate providing rear lane access, potential for off-road parking at the rear. The space feels private and versatile, ideal for outdoor dining, barbecues, or relaxing in the warmer months.

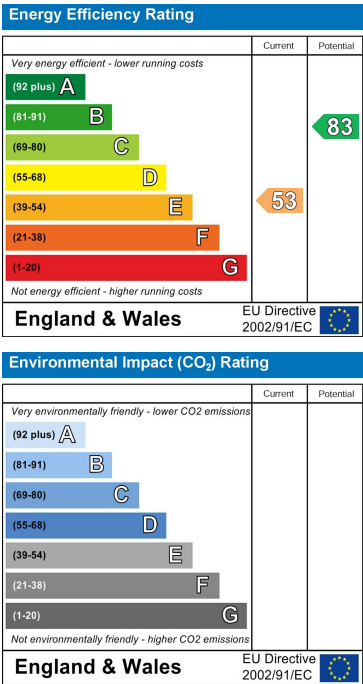
Floor Plan



Area Map



Energy Efficiency Graph



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