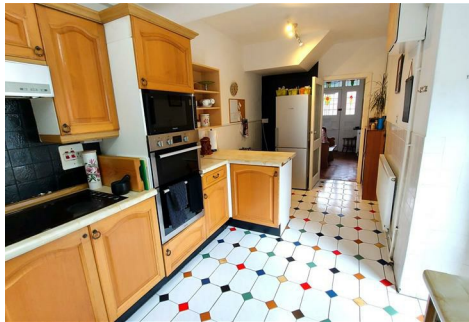




## 65C Neath Road, Maesteg, CF34 9PH

**£220,000**

Nestled on the popular area of Neath Road, this delightful 1920's semi-detached property presents an excellent opportunity for families and first-time buyers alike. Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community. The surrounding area offers a blend of urban convenience and natural beauty, with plenty of opportunities for outdoor activities. The accommodation briefly comprises a welcoming entrance hallway, two inviting reception rooms, which are filled with natural light and a kitchen/diner to the ground floor. Landing and three comfortable bedrooms, providing ample space for family members or guests and a well-appointed bathroom, designed for both convenience and comfort to the first floor.

The property further benefits from uPVC double glazing, gas central heating via combination boiler, front and rear gardens as well as a garage to rear. With its charming original features and prime location, it is a wonderful opportunity for anyone looking to settle in Maesteg. Do not miss the chance to make this lovely house your new home.

Tenure = Freehold (TBC by a legal representative)

EPC = D

Council Tax Band = D

## GROUND FLOOR

### Hallway



Entry via an original wooden door with matching side panels and and transom windows with decorative stained glass detail. Papered ceiling and walls, wood block flooring, radiator, carpeted stairs to first floor and three doors off.

### Lounge 14'5" x 10'2" (4.4 x 3.1)



Skimmed and coved ceiling, skimmed walls with picture rails and a feature papered chimney breast, wood block flooring, radiator and uPVC double glazed bay window to front.

### Dining Room 14'1" x 11'1" (4.3 x 3.4)



Skimmed and coved ceiling, skimmed walls with picture rails and a feature papered chimney breast, wood block flooring, radiator and uPVC double glazed window to rear.

### Kitchen/Diner 19'0" x 8'10" (5.8 x 2.7)



Skimmed ceiling, skimmed and tiled walls, tiled flooring, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage, integrated hob and eye level double oven, space for washing machine, tumble dryer and fridge freezer, radiator, wall mounted gas combination boiler, uPVC double glazed door to side and uPVC double glazed window to rear.

## FIRST FLOOR

### Landing



Papered ceiling and walls, fitted carpet and four doors off.

### Bedroom One 12'9" x 9'10" (3.9 x 3.0)



Skimmed ceiling, skimmed walls with picture rail, fitted carpet, radiator and uPVC double glazed bay window to front.

### Bedroom Two 12'9" x 11'1" (3.9 x 3.4)



Skimmed ceiling, skimmed walls with picture rail, fitted carpet, radiator and uPVC double glazed window to rear.

### Bedroom Three 7'10" x 6'10" (2.4 x 2.1)



Skimmed ceiling with loft access, skimmed walls with picture rail, fitted carpet, radiator and uPVC double glazed bay window to front.

### Bathroom 7'10" x 5'10" (2.4 x 1.8)



Skimmed ceiling, skimmed and pvc panelled walls, vinyl flooring, chrome towel rail radiator, two uPVC double glazed windows with obscured glass to rear and a three piece suite comprising a "P" shaped bath with shower over and privacy screen, low level W.C and wash hand basin set on a vanity unit.

### OUTSIDE

### Front Garden



Area laid to decorative pea shingle, bordered with brick walls and steps leading to front entrance, wrought iron pedestrian gate offering access to rear garden.

### Rear Garden

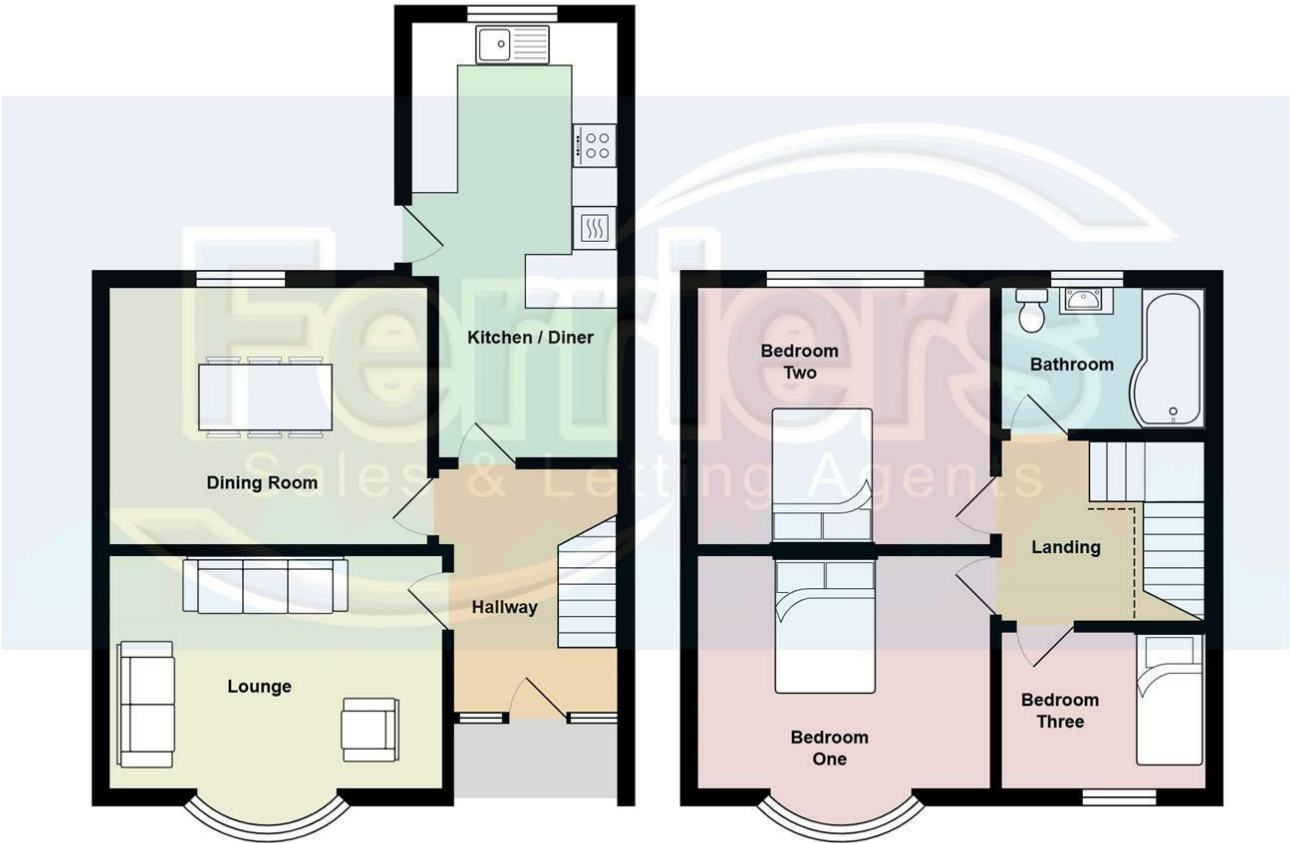


Area laid to concrete, steps lead to a tiered garden consisting of areas laid to patio, artificial turf, decorative slate and garage to rear.

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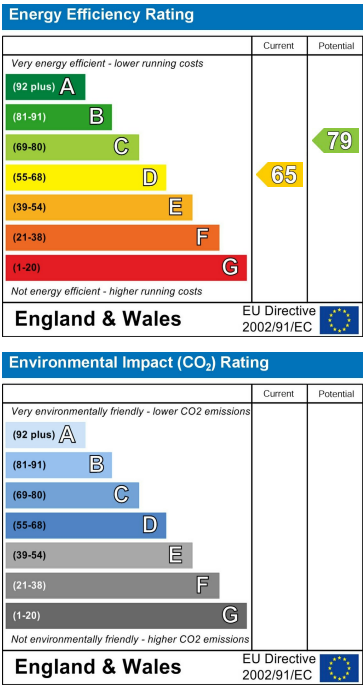
Floor Plan



Area Map



Energy Efficiency Graph



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