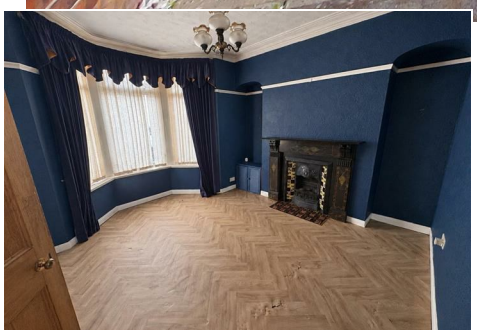
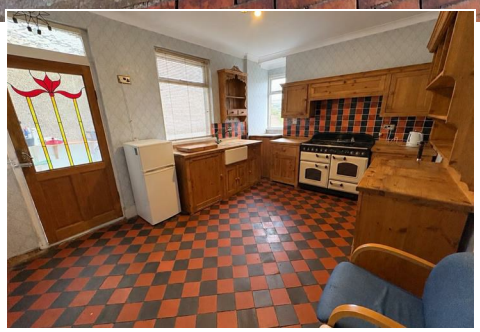








41 St. Michaels Road, Maesteg, CF34 9PA

£149,995

A substantial three bedroom, period terraced property with additional loft room and basement accommodation, arranged over four storeys and offering fantastic potential for renovation and modernisation throughout.
An exciting opportunity to acquire this spacious and characterful home, offering generous and versatile accommodation across four levels. Retaining a number of traditional features, including high ceilings, decorative detailing and attractive bay windows, the property presents an excellent opportunity for buyers looking to create a home tailored to their own tastes and requirements.
The accommodation includes well-proportioned living spaces, a fitted kitchen with traditional wooden cabinetry, three bedrooms and a family bathroom. Further enhancing the property's versatility is an additional loft room, accessed via its own dedicated staircase, together with a basement level, also benefiting from independent staircase access.
Whilst the property requires a programme of refurbishment and modernisation, its substantial proportions, flexible layout and wealth of potential provide an excellent blank canvas for improvement.
Externally, the property benefits from an enclosed, paved front forecourt with traditional brick boundary walls and decorative pillars. To the rear is a tiered garden featuring paved and gravelled areas, established planting and pleasant views towards the surrounding hillsides, offering excellent scope for landscaping and outdoor enjoyment.
An excellent opportunity for investors, developers or buyers seeking a substantial period home with considerable potential to add value. Early viewing is highly recommended to fully appreciate the accommodation, character and possibilities this property has to offer.

Tenure = Freehold (to be verified by a legal representative).
EPC Rating = TBC.
Council Tax Band = C.

Ground Floor

Entrance Porch



Entry via a uPVC double glazed door, textured and coved ceiling, papered and tiled walls with dado rail, tiled flooring, door into:-

Hallway



Textured and coved ceiling, papered walls, mosaic tiled flooring (original), carpeted staircase leading to the first floor, door leading to the staircase to the lower ground floor, three doors off:-

Reception Room One 12'8" x 10'7" (3.87 x 3.23)



Textured and coved ceiling, papered walls with picture rail, herringbone effect laminate flooring, radiator, cast iron fireplace with decorative tiled inserts and a tiled hearth, uPVC double glazed Bay window to the front.

Reception Room Two 10'8" x 11'5" (3.27 x 3.50)



Textured and coved ceiling, papered walls with dado rail, solid wood flooring, radiator, cast iron fireplace with a tiled hearth, uPVC double glazed window to the rear looking into the lean-to.

Kitchen 11'1" x 15'1" (3.39 x 4.62)



Skimmed and coved ceiling, papered walls with tiled splash backs, chequered tiled flooring, a range of base and wall mounted timber cabinets with complementary work surfaces - one of which houses a Belfast-style sink/drainer, space for a range cooker, floor standing traditional boiler, dual aspect - uPVC double glazed windows to the side and rear, door into:-

Lean-to 5'4" x 4'11" (1.63 x 1.52)



Lower Ground Floor

Basement

A generous and versatile basement room, accessed via its own dedicated staircase and offering excellent potential for a variety of uses. The room is currently utilised for storage but offers considerable scope for improvement and adaptation to suit individual requirements (subject to any necessary consents).

First Floor

Landing



Textured ceiling, papered walls, fitted carpet, four doors off:-

Bedroom One 11'5" x 11'1" (3.5 x 3.4)



Textured and coved ceiling, skimmed and papered walls with picture rail, fitted carpet, radiator, fitted wardrobes, uPVC double glazed window to the rear.

Bedroom Two 11'1" x 9'10" (3.4 x 3)



Textured and coved ceiling, papered walls, fitted

carpet, radiator, airing cupboard housing hot water tank, uPVC double glazed window to the rear.

Bathroom 8'2" x 6'2" (2.5 x 1.9)



Textured and coved ceiling, papered and tiled walls, mosaic tile effect vinyl flooring, radiator, three piece suite comprising a panel bath with shower over, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the side.

Inner Hall



Skimmed and coved ceiling, papered walls, fitted carpet, staircase leading up to the loft room, uPVC double glazed window to the front, door into:-

Bedroom Three 11'1" x 10'9" (3.4 x 3.3)



Skimmed and coved ceiling, papered walls with dado rail, radiator, uPVC double glazed window to the front.

Second Floor

Loft Room 15'8" x 12'5" (4.8 x 3.8)



Textured ceiling with spotlights and pitched roof window, papered walls, fitted carpet.

Outside

Front Forecourt



An enclosed, paved forecourt, bordered by traditional red brick boundary walls with decorative pillars, complementing the property's period-style frontage and Bay window.

Rear Garden



An enclosed, tiered garden offering plenty of potential for landscaping and improvement. Featuring a paved patio area, gravelled sections, mature shrubs and established planting, with steps connecting the different levels and bordered with wood panelled fencing.

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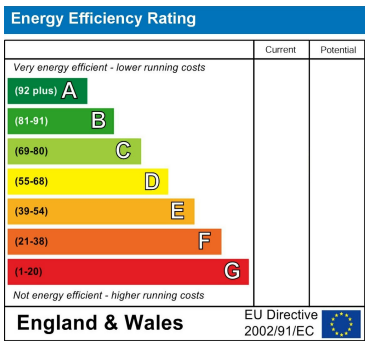
Floor Plan

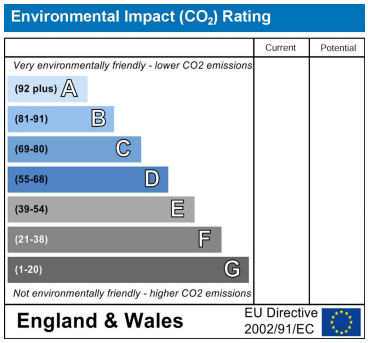


Area Map



Energy Efficiency Graph





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