



165 Bridgend Road, MAESTEG, CF34 0NE

£145,000

Nestled on Bridgend Road in the charming town of Maesteg, this delightful end-terrace house presents an excellent opportunity for families and first-time buyers alike. The accommodation briefly comprises an open plan lounge/diner, a well appointed kitchen, utility area and bathroom to the ground floor.

The first floor boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The property further benefits from uPVC double glazing, gas central heating via combination boiler and an enclosed rear garden.

Maesteg is known for its friendly community and offers a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, providing access to public transport links that make commuting straightforward.

This property is a wonderful canvas for those looking to create their dream home in a vibrant and welcoming neighbourhood. With its appealing features and prime location, this end-terrace house on Bridgend Road is not to be missed.

Tenure = Freehold (TBC by a legal representative)

EPC = D

Council Tax Band = B

Ground Floor

Entrance Porch

Entry via a uPVC double glazed door, textured ceiling, skimmed walls, wood effect laminate flooring, door into:-

Lounge / Diner 20'0" x 13'9" (6.11 x 4.20)



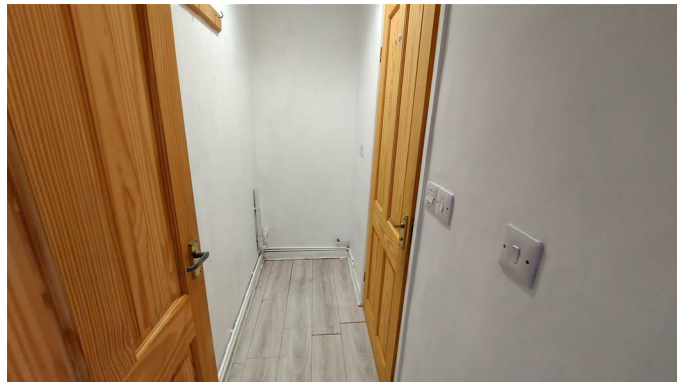
Skimmed ceiling, skimmed walls, wood effect laminate flooring, two radiators, carpeted staircase leading to the first floor, dual aspect - two uPVC double glazed windows to the front and rear, door into:-

Kitchen 12'2" x 10'5" (3.71 x 3.18)



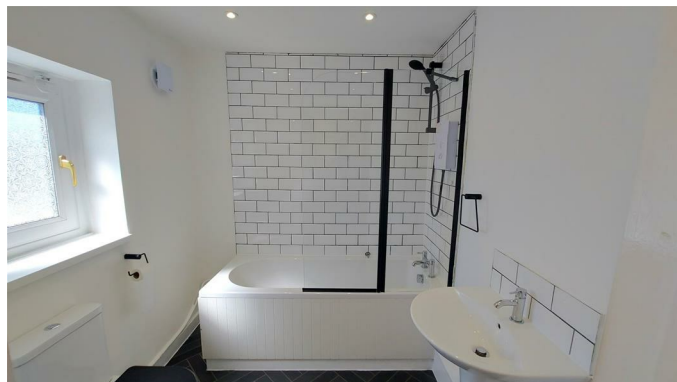
Skimmed ceiling with spotlights, skimmed walls with tiled splashbacks, wood effect laminate flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainer, integrated cooker and induction hob with a chrome extractor above, American fridge/freezer housing with pull-out larder cupboard, uPVC double glazed window to the side, uPVC double glazed door to the side providing access into the rear garden, door into:-

Utility Area 7'10" x 2'9" (2.39 x 0.84)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, plumbing for a washing machine/tumble dryer, door into:-

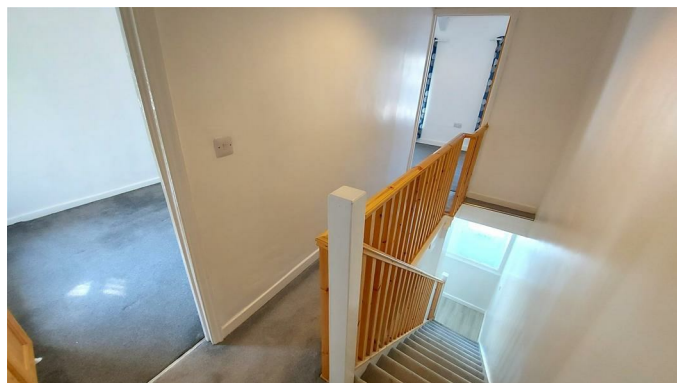
Bathroom 6'9" x 6'5" (2.06 x 1.98)



Skimmed ceiling with spotlights, skimmed and tiled walls, wood effect vinyl flooring, radiator, three piece suite comprising a panel bath with shower over and glass privacy screen, pedestal wash hand basin and a low level W.C., uPVC double glazed window to the rear.

First Floor

Landing



Skimmed ceiling with loft access, skimmed walls, fitted carpet, three doors off:-

Bedroom One 12'3" x 10'5" (3.75 x 3.19)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, storage cupboard housing the gas combination boiler, uPVC double glazed window to the side.

Bedroom Two 13'10" x 10'0" (4.22 x 3.05)



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

Bedroom Three 9'6" x 8'4" (2.92 x 2.56)



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

Outside

Rear Garden



Area laid to concrete, further areas laid to patio and decking, decorative pea shingle, wooden pedestrian gate providing access into the side & rear lanes, bordered with block walls.

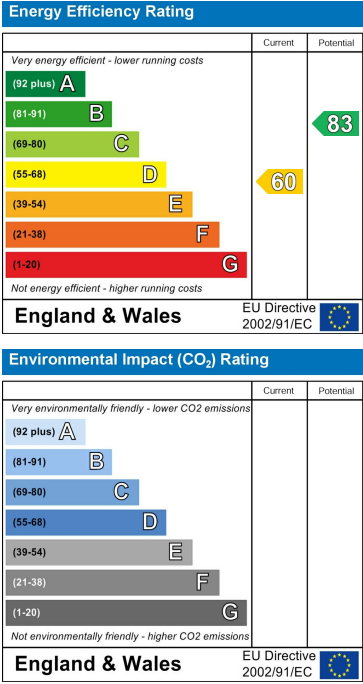
Floor Plan



Area Map



Energy Efficiency Graph



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