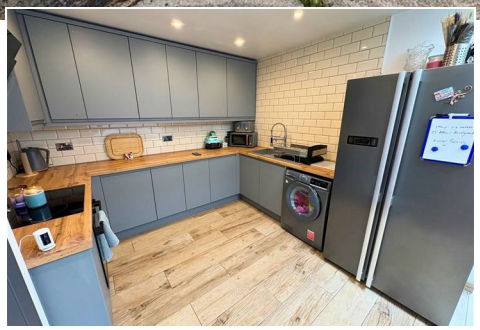
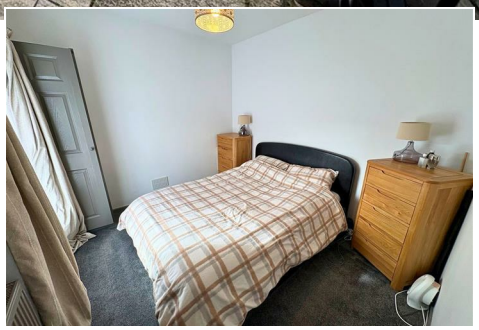
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50 Carmen Street, Maesteg, CF34 0RL

£154,995

A well presented, three bedroom terraced home situated on Carmen Street in Caerau, Maesteg, offering spacious and versatile accommodation ideally suited to first-time buyers, families or those looking for a property with excellent additional storage and workshop space.

The ground floor comprises a welcoming entrance porch and hallway, a generously sized reception room providing plenty of space for both relaxing and entertaining, and a modern fitted kitchen/diner to the rear. The kitchen offers a good range of contemporary units and worktop space, complemented by a bright dining area with access to the rear garden. A stylish ground floor shower room, finished with modern white and contrasting black fittings, completes the ground floor accommodation.

Upstairs, the property offers three bedrooms, providing flexibility for family living, guests, a home office or dressing room.

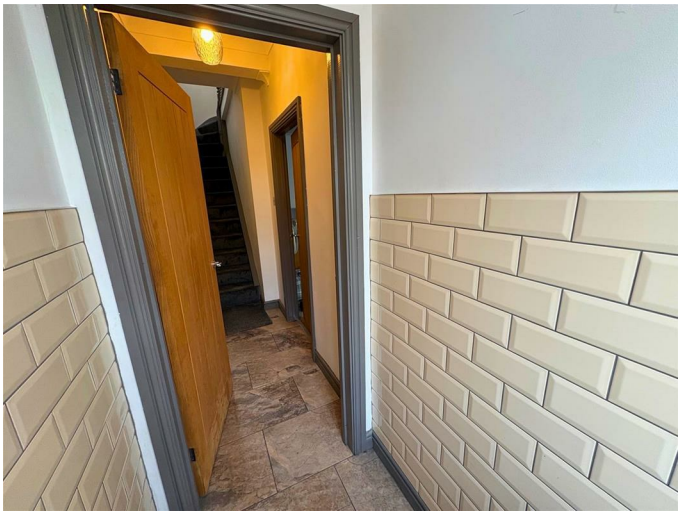
Externally, the property benefits from an enclosed, low-maintenance rear garden arranged over different levels. A particularly useful feature is the detached garage, complete with power and lighting and suitable for one vehicle, while also offering excellent potential as a workshop, hobby space or additional storage.

Offered to the market with no onward chain, this attractive home combines modern interiors, generous living accommodation and the added benefit of a substantial garage. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Tenure = Freehold (to be confirmed by a legal representative).
EPC Rating = D.
Council Tax Band = A.

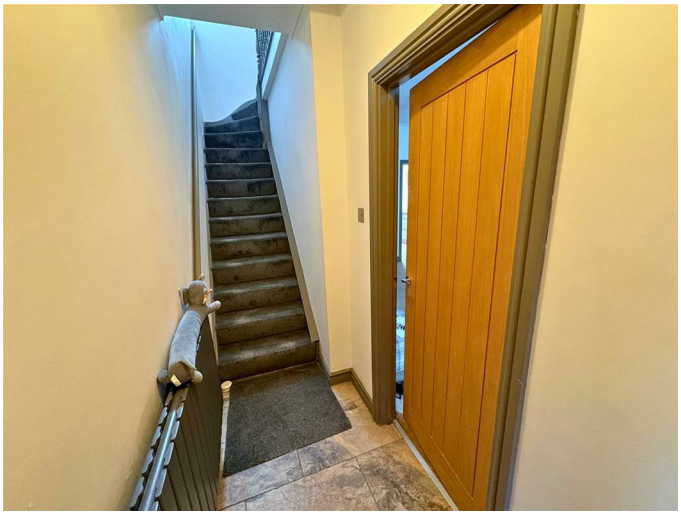
Ground Floor

Entrance Porch



Entry via a uPVC double glazed door, skimmed and coved ceiling, skimmed and tiled walls, ceramic tiled flooring, solid oak door into:-

Hallway



Skimmed and coved ceiling, skimmed walls, ceramic tiled flooring, radiator, carpeted staircase leading to the first floor, solid oak door into:-

Lounge 12'1" x 21'10" (3.70 x 6.66)



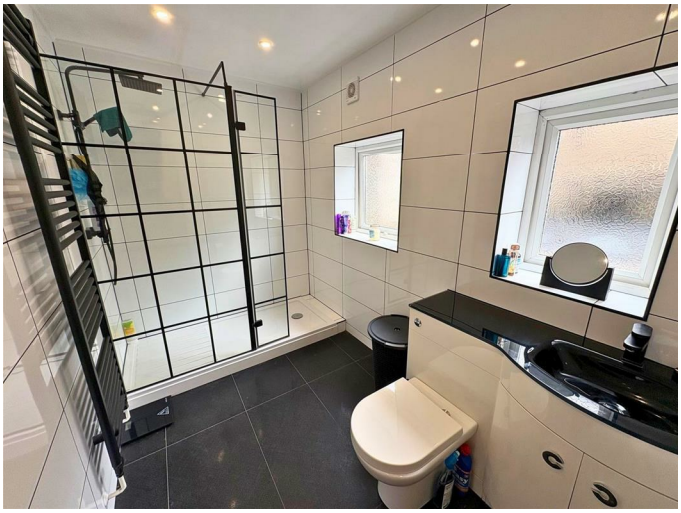
Skimmed and coved ceiling, skimmed walls, fitted carpet, two radiators - one vertical and one horizontal, under stairs storage cupboard, solid oak door into:-

'L' Shaped Kitchen / Breakfast Room 16'6" x 13'2" (5.03 x 4.02)



Skimmed ceiling with spotlights and rooflight, skimmed walls with tiled splashbacks, wood effect tiled flooring, vertical contemporary radiator, a range of base and wall mounted units with a complementary work surface housing a one and half bowl composite sink drainer with stainless steel spring mixer tap with flexible pull-out spray head, kitchen island set on wheels with the same complementary work surface - providing additional storage, integrated appliances include an oven and hob with chimney glass cooker hood above, space and plumbing for a washing machine, space for a large fridge/freezer, uPVC double glazed door and matching side panel to the rear providing access into the rear garden.

Shower Room 9'9" x 5'10" (2.99 x 1.78)



Skimmed ceiling with spotlights, tiled walls, tiled flooring, ceramic ladder-style heated towel rail, three piece suite comprising a double walk-in shower enclosure with dual rainfall shower heads, curved vanity wash hand basin and a low level W.C. with concealed cistern, two uPVC double glazed windows with obscured glass to the rear.

First Floor

Landing



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

Bedroom One 10'4" x 9'2" (3.17 x 2.81)



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

Bedroom Two 10'5" x 12'4" (3.18 x 3.76)



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

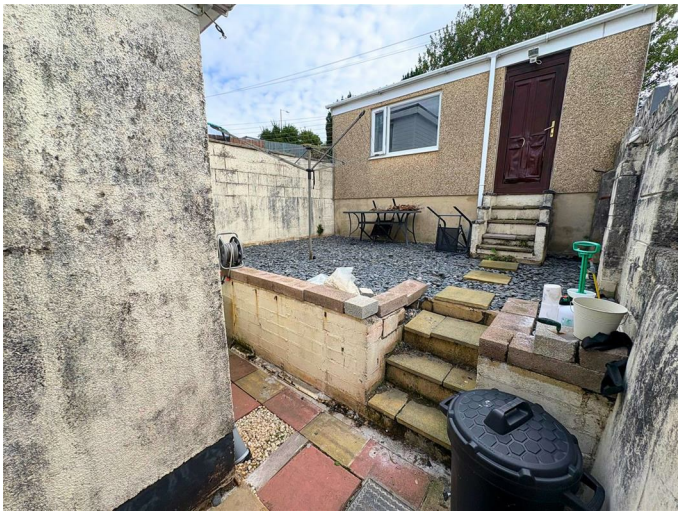
Bedroom Three 7'7" x 9'0" (2.32 x 2.76)



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

Outside

Rear Garden



Area laid to patio, steps leading to a further tier which is laid with decorative slate chippings, paved centre pathway leading to paved steps and the entrance into the garage, bordered with block walls.

Garage



Access via an up-and-over door, benefits from power & lighting, some base and wall mounted units with a complementary work surface, large enough for one vehicle / workshop space / storage, uPVC double glazed window, uPVC double glazed door providing access into the rear garden.

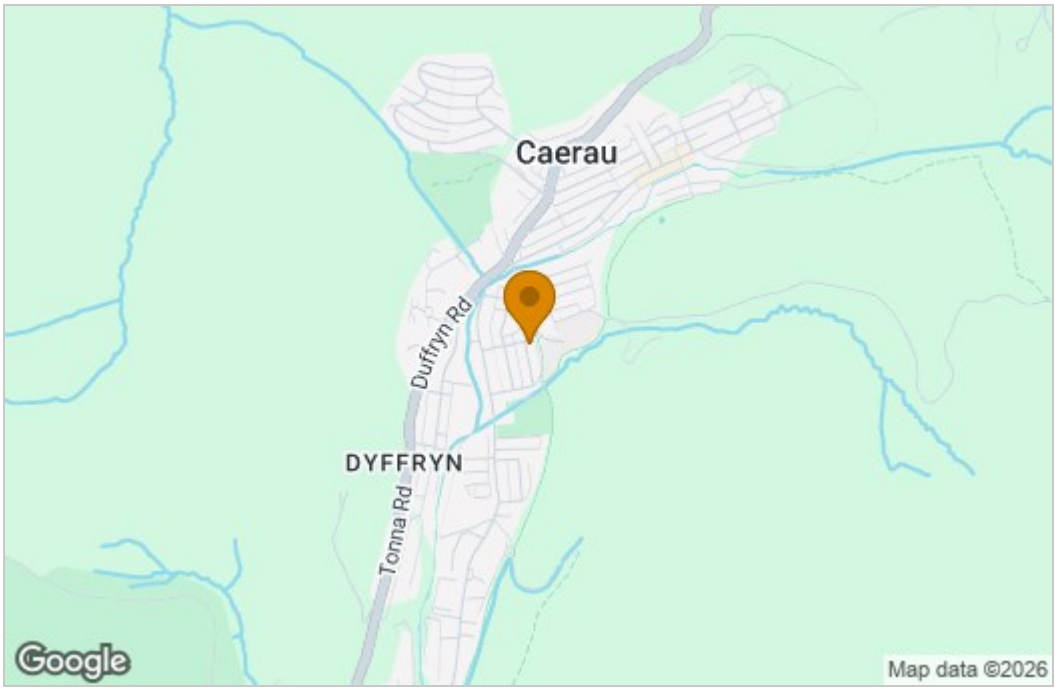
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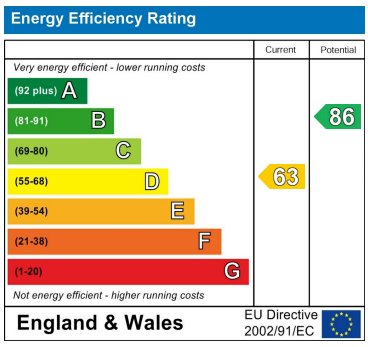
Floor Plan

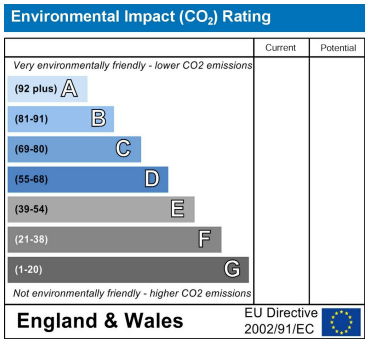


Area Map



Energy Efficiency Graph





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