



## 55 Caerau Road, Maesteg, CF34 0PB

£210,000

Situated on Caerau Road in Caerau, Maesteg, this unique detached residence offers deceptively spacious accommodation extending to approximately 163 sq. metres and has been created through the conversion of two former properties into one substantial family home.

The property offers versatile and well-presented living accommodation throughout, comprising an entrance hallway, large lounge, spacious kitchen/diner, utility room and convenient ground floor W.C. To the first floor are three well-proportioned bedrooms, including a generous principal bedroom benefiting from a dedicated dressing room and en-suite shower room, together with a family bathroom serving the remaining bedrooms.

A particular feature of the property is the abundance of space on offer, with the accommodation being far larger than first impressions may suggest. The home has also benefited from a range of improvements and upgrades, including triple glazing, solar panels and underfloor heating to the en-suite shower room, helping to enhance both comfort and efficiency.

Externally, the property continues to impress with a private, enclosed rear garden designed with ease of maintenance in mind. A generous paved patio provides an excellent space for outdoor dining, entertaining and relaxing, whilst attractive stone boundary walls add character and a sense of privacy. Beyond the patio is a further garden area offering additional outdoor space with potential for landscaping or a variety of uses to suit individual requirements.

## Ground Floor

### Entrance Hallway



Entry via a composite front door, skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, carpeted staircase leading to the first floor, uPVC double glazed door to the rear providing access into the rear garden, two doors off:-

### Lounge 23'11" x 16'8" (7.30 x 5.09)



Skimmed and coved ceiling, skimmed walls, fitted carpet, two vertical contemporary radiators, two uPVC triple glazed windows to the front and side, door into:-

### Utility Room 8'1" x 7'2" (2.47 x 2.20)



Skimmed and coved ceiling, skimmed walls with tiled splash backs, wood effect laminate flooring, a range of base units and one wall mounted unit with a complementary work surface housing a stainless steel sink basin, space and plumbing for a washing machine and tumble dryer, two storage cupboards, door into:-

### Cloakroom 4'1" x 4'2" (1.26 x 1.28)



Skimmed and coved ceiling, skimmed walls with a tiled splash back, wood effect laminate flooring, two piece suite comprising a vanity wash hand basin and a low level W.C.

### Storage Cupboard 2'1" x 7'3" (0.66 x 2.21)

Kitchen / Diner 12'1" x 21'7" (3.70 x 6.59)



Skimmed and coved ceiling, skimmed walls with tiled splash backs, wood effect laminate flooring, a range of base and wall mounted units with a complementary work surface housing a ceramic butler sink with a stainless steel tap, large range cooker (to remain) with a built-in chrome chimney style extractor above, dual aspect - uPVC triple glazed windows to the front and rear.

First Floor

Landing



Skimmed and coved ceiling, skimmed walls, fitted carpet, uPVC triple glazed window with obscured glass to the rear, three doors off, opening into:-

Inner Hall

Skimmed and coved ceiling, skimmed walls, fitted carpet, door into the dressing room, opening into:-

En-suite Shower Room 10'5" x 7'6" (3.20 x 2.30)

Skimmed and coved ceiling, skimmed and tiled walls, tiled flooring with underfloor heating, two piece suite comprising a walk-in shower enclosure with niche in wall, rainfall shower head and glass privacy screen and a vanity wash hand basin, airing cupboard, door into:-

W.C. 2'4" x 4'9" (0.73 x 1.47)



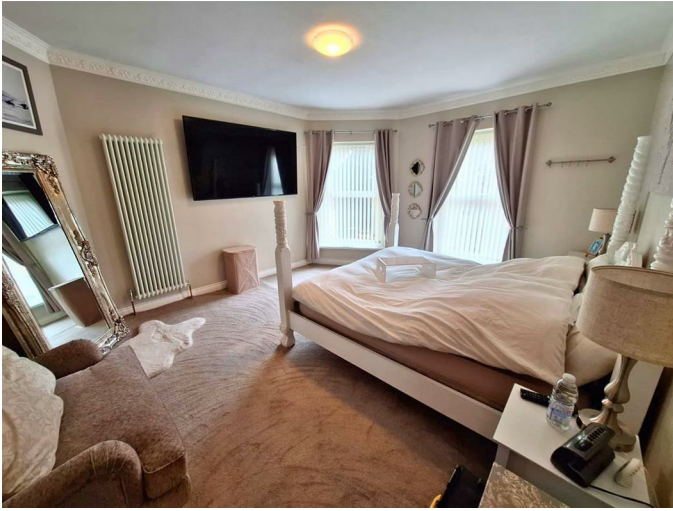
Skimmed and coved ceiling, skimmed walls, tiled flooring, low level W.C.

Dressing Room / Bedroom Four 8'4" x 12'8" (2.55 x 3.87)



Skimmed and coved ceiling, skimmed walls, fitted carpet, vertical contemporary radiator, fitted wardrobes, uPVC triple glazed window to the front.

Master Bedroom 16'1" x 13'1" (4.91 x 4.01)



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

Bedroom Two 9'0" x 11'11" (2.75 x 3.64)



Skimmed and coved ceiling, skimmed walls, fitted carpet, vertical contemporary radiator, uPVC triple glazed window to the front.

Family Bathroom 9'8" x 9'6" (2.96 x 2.90)



Skimmed and coved ceiling, skimmed and tiled walls, wood effect laminate flooring, chrome heated towel rail, four piece suite comprising a panel bath, shower cubicle, vanity wash hand basin and a low level W.C., uPVC triple glazed window with obscured glass to the rear.

Bedroom Three 6'6" x 8'7" (1.99 x 2.64)



Skimmed and coved ceiling, skimmed walls, fitted carpet, vertical contemporary radiator, uPVC triple glazed window to the front.

[Outside](#)

[Left Hand Side](#)

## Side Garden & Garage



Enclosed garden featuring a spacious paved patio seating area, useful detached garage/workshop with up-and-over door, an additional side garden area offering scope for landscaping, off-road parking or further outdoor use.

## Rear Garden



Private walled rear garden with a generous sandstone style patio area, offering a charming and low-maintenance outdoor entertaining space.

## Right Hand Side

## Driveway



Private side driveway offering off-road parking for one vehicle, with easy access to the property.

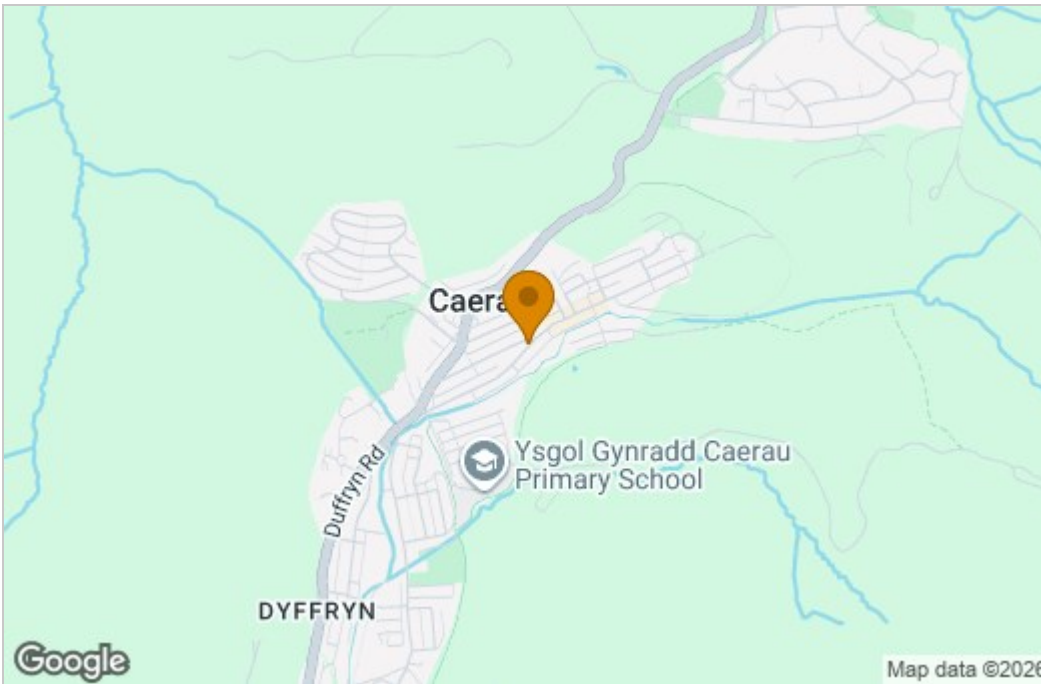
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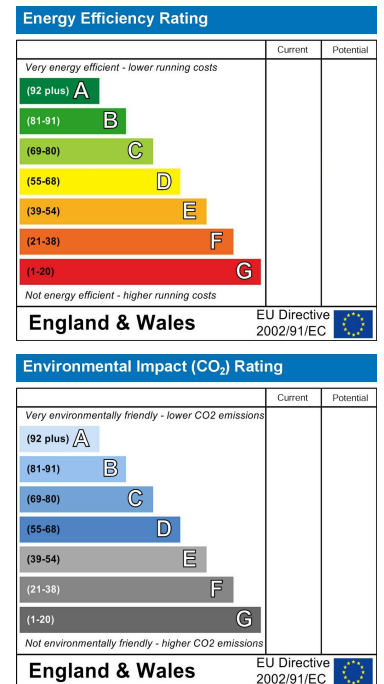
# Floor Plan



# Area Map



# Energy Efficiency Graph



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