



46 Neath Road
Maesteg, CF34 9EE





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£227,000 Freehold

6 Bedrooms : 2 Bathrooms : 3 Reception Rooms

Watts & Morgan are delighted to present to the market this spacious, early 1900's property retaining many original features. Within walking distance to Maesteg Town Centre, Maesteg Welfare Park and local amenities. Accommodation comprises; entrance porch, hallway, lounge, sitting room, dining room, kitchen, utility room and shower room. First floor landing, three good sized double bedrooms, a comfortable single bedroom, bathroom and WC. Second floor landing with two further good-sized double bedrooms. Externally the property enjoys a forecourt style front garden enclosed by wrought iron fencing and a rear courtyard with patio area and two single garages. Offering no ongoing chain. EPC rating 'F'.

- Bridgend Town Centre 9.5 miles
 - Cardiff City Centre 31.0 miles
 - M4 (J36) 8.5 miles
-

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Summary of Accommodation

GROUND FLOOR

Entrance via an original timber door into the entrance porch offering Terrazo marble flooring with an additional door with original stained-glass panels adjacent providing access into the welcoming hallway retaining many original features. Further enjoying continuation of Terrazo marble flooring and a wooden staircase with a carpeted runner to the first-floor landing with under-stairs storage cupboard.

The lounge is a spacious reception room offering carpeted flooring, uPVC bay windows to the front elevation and a fire place.

The sitting room is a light and airy reception room offering carpeted flooring, a fire place, a uPVC window to the side elevation and uPVC French doors provide access to the rear courtyard.

The dining room is a good sized reception room offering space for free standing furniture, carpeted flooring, a uPVC window to the side elevation and an original fire place.

The kitchen has been fitted with a range of traditional wall and base units with complimentary worksurfaces. Space has been made available for a free-standing oven and for a fridge/freezer. Further offering a stainless-steel sink unit, a courtesy door leading to the rear courtyard and tiled splashback.

The utility room offers additional wall and base units offering space for storage, an additional sink unit, space and plumbing for white goods and a uPVC window to the rear elevation. Further houses the wall mounted combi boiler.

The downstairs shower room comprises; shower cubicle, wash hand basin and WC.

FIRST FLOOR

The first floor split level landing enjoys original exposed floorboards, a staircase to the second floor landing and a two piece WC.

Bedroom one is a fantastic sized double bedroom offering carpeted flooring, uPVC bay windows to the front elevation, an original fire place and space for free standing furniture.

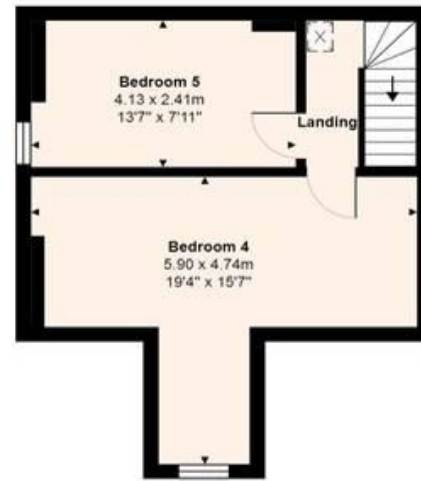
Bedroom two is a spacious double bedroom offering carpeted flooring, an original fireplace and a two uPVC windows to the side and rear elevation.

Bedroom three is another good sized double bedroom offering carpeted flooring, an original fireplace and a uPVC window to the rear elevation.

Bedroom four is a comfortable single bedroom offering carpeted flooring and a uPVC window to the front elevation.

The bathroom has been fitted with a 2-piece suite comprising; panelled bath and wash hand basin. Further features include carpeted flooring, an obscured uPVC window to the side elevation and a cupboard for storage.





46 Neath Road
 Total Area: 186.3 m² ... 2005 ft² (Excluding Garages)
 All measurements are approximate and for display purposes only

SECOND FLOOR LANDING

The second-floor landing offers exposed floorboards and a cupboard for storage.

Bedroom Five is another generous size double bedroom offering original exposed floorboards and a timber sash window to the front elevation.

Bedroom six is a double bedroom offering original exposed floorboards and a timber framed window to the side elevation.

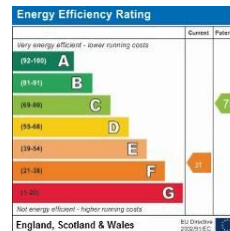
GARDENS & GROUND

No. 46 is accessed off Neath Road or via Upper Street leading into two single garages with power supply available. The front forecourt style garden is enclosed by wrought iron fencing and a courtesy wooden gate provides access to the rear courtyard offering patio area ideal for garden furniture and an additional wooden gate provides access to the garages.

SERVICES & TENURE



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





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