



Alma Road, Maesteg, Bridgend. CF34 9AW

£310,000



Alma Road, Maesteg, Bridgend. CF34 9AW

FABULOUS TWO BEDROOM DETACHED BUNGALOW - beautifully presented home comprising entrance hall, 2 double bedrooms with wardrobes, lounge, kitchen / breakfast room and flexible garden room. Countryside views to the rear. MUST BE VIEWED.

£310,000 - Freehold

- IMMACULATE TWO DOUBLE BEDROOM BUNGALOW
- Fitted wardrobes to each double bedroom
- Modern fitted kitchen / breakfast room
- Countryside views to the rear
- Off road driveway parking / EPC - E
- Garden room ideal for home gym or games room



DESCRIPTION

Introducing this two bedroom detached bungalow in a sought after area of Maesteg. The property is close to schools, shops and bus routes and comprises entrance hall, reception room, two double bedrooms, family bathroom, rear garden, garden room and off road parking to front. Early viewing highly recommended.

ENTRANCE

via entrance porch finished with skimmed and coved ceiling, emulsioned walls, ceramic tiled flooring, radiator and opening into entrance hall finished with skimmed and coved ceiling, papered walls, ceramic tiled flooring.

RECEPTION 1 (17' 7" x 13' 6") or (5.36m x 4.11m)

Overlooking the front via PVCu double glazed bay window and finished with skimmed ceiling with recessed spotlights, emulsioned walls with one feature papered wall, ceramic tiled flooring, contemporary wall mounted log effect fire and radiator.

KITCHEN (13' 6" x 11' 9") or (4.11m x 3.58m)

Skimmed ceiling with recessed spot lights, emulsioned walls, ceramic tiled flooring and radiator. A range of wall and base units in high gloss white with complementary work surfaces, integrated twin ovens, fridge/freezer, dishwasher, one and a half bowl sink and drainer. Centre island with electric hob and overhead extractor hood with seating area. French doors leading out to rear garden.

BEDROOM 2 (15' 7" x 8' 7") or (4.75m x 2.62m)

Overlooking the rear via PVCu double glazed window and finished with skimmed ceiling, emulsioned and papered walls, wood effect laminate flooring, built in fitted wardrobes with mirrored doors and radiator.

BEDROOM 1 (14' 1" x 11' 7") or (4.29m x 3.53m)

Overlooking the front via PVCu double glazed bay window and finished with skimmed and coved ceiling, emulsioned and papered walls, wood effect laminate flooring, radiator built in fitted wardrobes with mirrored doors and storage cupboard housing gas combination boiler.

FAMILY BATHROOM (9' 6" x 6' 8") or (2.90m x 2.03m)

Overlooking the side via frosted PVCu double glazed window and finished with skimmed ceiling, access into loft, recessed spot lights, tiled and brick effect walls, radiator and built in smart TV. Four piece suite comprising low level WC, panelled bath, separate shower cubicle and stone wash hand basin set on vanity unit.

OUTSIDE

Laid to lawn with large patio area ideal for garden furniture, block paviour area, glass balustrade overlooking common land, decorative stone chippings and slate chippings. Garden shed. Access to garden room.

The front of the property has a lawned area, decorative slate chippings and block paviour driveway with footpath leading to front door.

GARDEN ROOM (17' 3" x 17' 2") or (5.26m x 5.23m)

Skimmed ceiling with spot lights, emulsioned walls, bi-folding door to front and French doors to side. This space would be ideal for a home office, utility, garden room or gym.



DIRECTIONS


Taking the A4063 towards Maesteg, continue along Maesteg Road, at the Cross Inn pub turn left and then immediately right onto Bryn Celyn, continue along the road taking a right turning into Alma Road by the Red Cow public house and the property can be found a short distance down on the right hand side.

NOTE

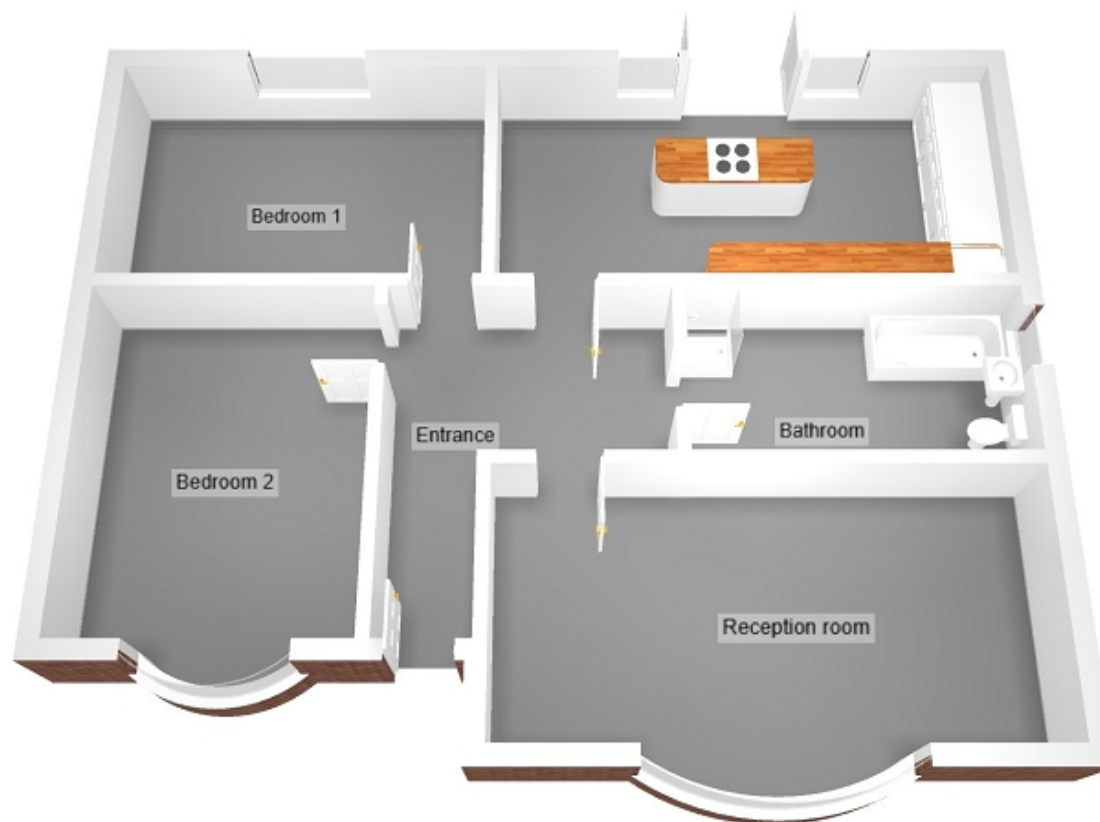
We have been advised that the property is freehold, however title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk