

Payton
Jewell
Caines



Alexandra Road, Maesteg, Bridgend. CF34
OPL

£69,950

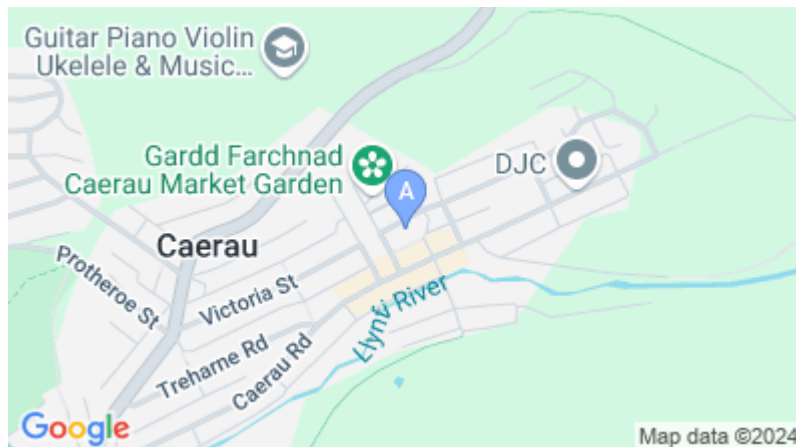


Alexandra Road, Maesteg, Bridgend. CF34 0PL

Three bedroom end terrace house with accommodation split over three floors comprising entrance hall, TWO RECEPTION ROOMS, downstairs WC, kitchen, storage room, bathroom with separate WC, three bedrooms, ENCLOSED REAR GARDEN. NO ONGOING CHAIN.

£69,950 - Freehold

- Three bedroom end terrace house
- Accommodation arranged over three floors
- Requires modernisation throughout
- Enclosed rear garden
- Two reception rooms/ Gas fired combination boiler
- No onward chain/ EPC - D/ Council tax - A



DESCRIPTION

Introducing this three bedroom end terrace house situated within the former mining village of Caerau, approximately 2 miles north of the town of Maesteg.

Caerau Road is close-by offering shops, food outlets and Caerau primary school as well as access to bus routes into Maesteg, Bridgend and Port Talbot. There is access to beautiful scenic countryside as well as the Afan Valley mountain bike facilities.

The property requires full refurbishment however offers good size accommodation arranged over three floors.

Key Features

FREEHOLD

Gas fired combination boiler

PVCu double glazing

TWO reception rooms

NO ONWARD CHAIN

ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall finished with papered walls, wall mounted fuse box, skirting and fitted carpet.

RECEPTION 2 (12' 6" x 8' 6") or (3.80m x 2.60m)

Overlooking the front via PVCu double glazed window and finished with papered walls, skirting and exposed floor boards.

RECEPTION 1 (13' 1" x 13' 1") or (4.00m x 4.00m)

Overlooking the rear via PVCu double glazed window and finished with artexed walls, gas meter, skirting and fitted carpet.

DOWNSTAIRS W.C.

Frosted glazed window to the rear, papered walls and vinyl floor. Two piece suite comprising WC and wall mounted wash hand basin.

LOWER FLOOR

Via stairs with fitted carpet and wooden balustrade.

KITCHEN/BREAKFAST ROOM (12' 10" x 14' 1") or (3.90m x 4.30m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned walls, skirting and vinyl floor. A range of low level and wall mounted kitchen units in beech finish with a complementary roll top work surface and ceramic tiles to the splash back. Inset sink with drainer. Space for cooker, washing machine and fridge/freezer. Wall mounted Worcester gas fired boiler. Door to bathroom.

BATHROOM

PVCu frosted glazed window to the front, emulsioned ceiling, full height ceramic tiled walls and vinyl floor. Two piece suite comprising wash hand basin and bath with over bath electric shower. Fitted storage cupboard.



STORE ROOM (7' 5" x 6' 11") or (2.25m x 2.10m)

PVCu double glazed window to the front, emulsioned walls, skirting and a screed floor.

REAR LOBBY

Frosted glazed PVCu door leading out to the rear garden and a door leading into the WC.

W.C.

PVCu frosted glazed window to the rear housing a low level WC and radiator.

FIRST FLOOR

Via stairs with fitted carpet. Double glazed PVCu window to the rear. Access to loft storage.

BEDROOM 1 (13' 5" x 7' 7") or (4.10m x 2.30m)

Overlooking the front via PVCu double glazed window and finished with papered walls and exposed floorboards.

BEDROOM 2 (9' 10" x 8' 6") or (3.0m x 2.60m)

Overlooking the rear via PVCu double glazed window and finished with papered walls, skirting and exposed floorboards.

BEDROOM 3 (10' 2" x 7' 1") or (3.10m x 2.15m)

Overlooking the front via PVCu double glazed window and finished with papered walls and exposed floorboards.


OUTSIDE

Enclosed rear garden laid to patio and lawn with steps leading down to gated access to the side. All enclosed by post and wire.

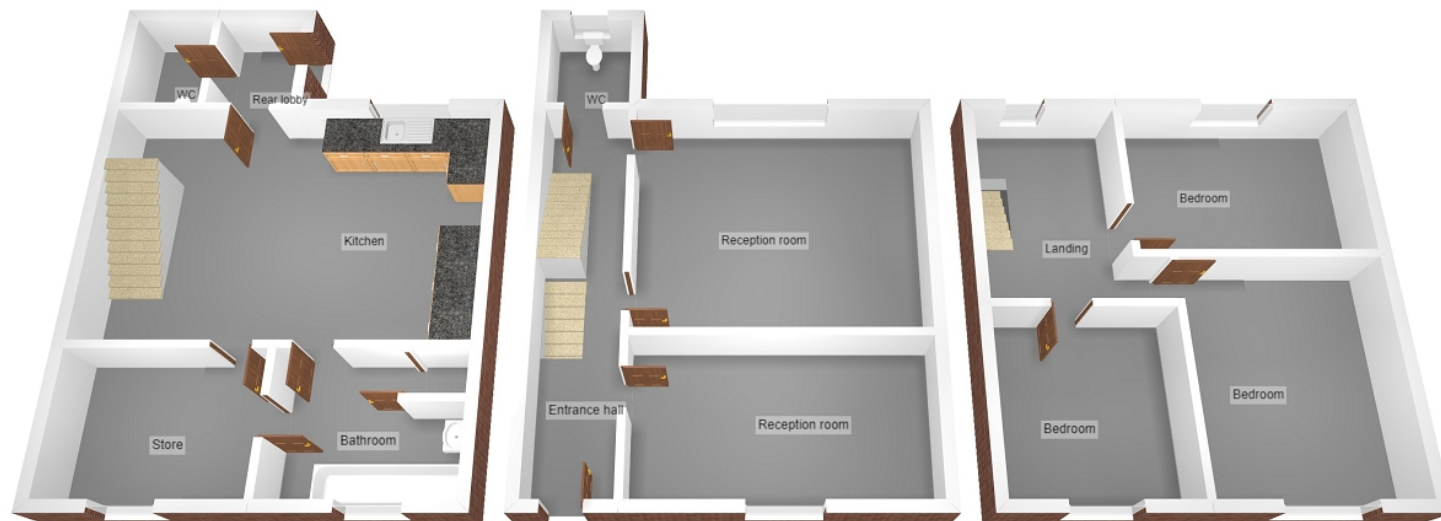
Steps with hand rail leading to the front door.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	55	
(39-54) E		
(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