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herbert r thomas

46 Neath Road  
Maesteg, Bridgend,

CF34 9EE

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## 46 Neath Road

Asking price **£227,000**

Positioned on the sought after Neath Road within Maesteg is this early Victorian townhouse, offering six good size bedrooms, three reception rooms and retains many original features.

A deceptively spacious three story period town house

Sold with no ongoing chain

Conveniently located close to Maesteg town centre, local amenities and train station

Spacious accommodation throughout

In need of modernisation

PVCu double glazing throughout the majority of the property

Ground floor shower room and first floor bathroom

Charming original features remain

Double garage to the rear

Low maintenance front and rear gardens









A rare opportunity to purchase a substantial six bedroom semi-detached period townhouse on one of Maestegs sought after roads, just a short stroll to the town centre and local amenities.

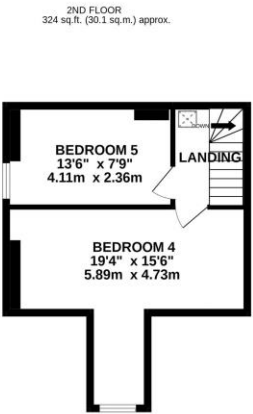
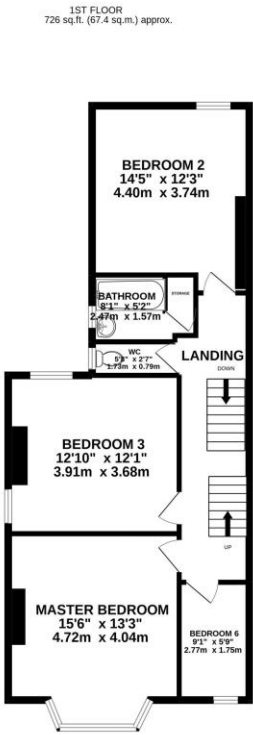
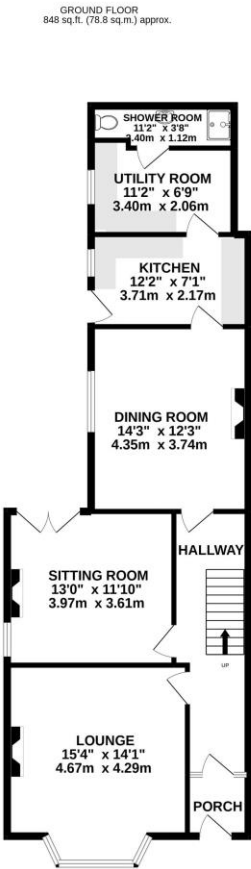
The property is entered via a solid wooden storm door into the entrance porch laid to Terrazzo marble flooring and features a quaint arched window above the door. A further wooden and ornate sculpted glass door, flanked by stained glass windows leads into the hallway, benefitting from a continuation of the same Terrazzo flooring as the porch. The hallway has stairs rising to the first floor accommodation and doorways leading to all three reception rooms. There is a large storage area under the main staircase. The primary reception room is located to the front of the property. The room is flooded with natural light from an impressive sized bay window to front and features a fireplace to one wall, original ceiling rose still in place and ornate coving. The second reception room is located in the middle of the property and offers a well proportioned space with window to side, original ceiling rose with ornate coving and a set of glazed patio doors providing light and views of the rear garden. The third reception

room makes for an ideal formal dining space. There is a window to the side of the room, feature fireplace and built in alcove storage. Leading off from the dining room is a well appointed kitchen with separate utility area. It has been fitted with a matching range of solid wood base and wall mounted units with a laminated worksurface over. There are windows within both the kitchen and utility room to one side and a pedestrian door giving access to the rear garden. Within the kitchen there is space for a free standing cooker and fridge/freezer. A doorway to the rear of the kitchen leads into the useful utility area benefitting from a continuation of the same fitted kitchen units providing an abundance of storage. There is space and plumbing for white goods and the utility currently houses the gas combination boiler. Finally on the ground floor is the fitted three piece shower room through a doorway. It features a single glazed shower cubicle, pedestal wash hand basin, low level WC and an obscure glazed window to side.

To the first floor the stairs and landing area offer exposed wooden floorboards with carpet runner to the middle and gives access to four out of the six bedrooms, family bathroom and separate WC. Three out

of the four bedrooms on this floor are impressive sized double bedrooms, each with their own charming original features. The Master bedroom is located to the front of the property and benefits from a large bay window providing far ranging views and original feature fireplace. Bedroom two is located to the rear of the property with an original feature fireplace and a window providing partial far ranging views. Bedroom three is located to the middle of the property with an original feature fireplace and benefits from two windows, one to the side and one to the rear providing views of the garden. The forth bedroom is a well proportioned single bedroom located to the front of the property. The family bathroom has been fitted with a two piece suite comprising; panel bath and wash hand basin. There is an obscure glazed window to the side and a useful storage cupboard. The separate WC follows the same colour scheme as the bathroom and has its own obscured glazed window. A fixed staircase from the first floor leads up to the second floor accommodation. The landing area gives access to two further generous sized double bedrooms and a useful eaves storage cupboard. Both bedrooms feature the original wooden sash windows and exposed floorboards.

Outside to the front of the property, a wrought iron gate with stone steps and pathway leads from Neath Road to the front door. To the side of the pathway is a garden laid mainly to lawn with wrought iron railings to border and a tall wooden side access gate. To the rear is a quaint and private courtyard garden. Access to the garage can be achieved via a wooden pedestrian door from the garden. From Upper Street at the rear, the double garage roller doors can be accessed.



TOTAL FLOOR AREA : 1897 sq.ft. (176.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

From junction 36 of the M4 (Sarn), travel along the A4063 signposted Maesteg, follow this road through the villages of Tondy, Coytraen & Llangynwyd then on into Maesteg town centre. At the traffic lights take the first left onto Neath Road where the property can be found on the right hand side.

## Tenure

Freehold

## Services

All mains  
Council Tax Band D  
EPC Rating F

Viewing strictly by  
appointment through  
Herbert R Thomas

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### Energy performance certificate (EPC)

45 Neath Road Maesteg CF34 8BE	Energy rating <b>F</b>	Valid until: 22 August 2031 Certificate number: 2909-2002-0322-1027-3893
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Property type Semi-detached house

Total floor area 180 square metres

### Rules on letting this property

#### **1** You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-regs-and-exemptions) (<https://www.gov.uk/guidance/landlords-on-the-regs-and-exemptions>)

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.









