

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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95a Cwrt Coed Parc, Maesteg, Bridgend. CF34 9DQ



£420,000

Main Features

- Detached Property ER-C
- Driveway for Multiple Vehicles.
- Garage
- Ample Living Space
- Wonderful Surrounding Views
- Modern Interior
- Master Bedroom with En-Suite
- Council Tax Band - F

General Information

Situated on the sought-after Cwrt Coed Parc development in Maesteg and within close proximity to the local town centre and public transport. Located back off a larger than average private driveway in an elevated position is this generous four double bedroom detached property. The property benefits from wonderful views of the surrounding valley.

The property is entered via a PVC composite door into an entrance hallway with tiled flooring, under stair storage, staircase rising to 1st floor landing, coving to ceiling and doorway to the main living/dining space. The sitting room is a generous space with uPVC double glazed bay windows to the front and double doors overlooking the rear garden. There is a main feature brick built wall which houses a wonderful wood burner. The kitchen has been fitted with a contemporary range of wall and base units with granite worktop over. There is a ceramic Belfast sink unit with swan neck mixer tap, integrated double oven, four ring gas hob with complimentary extractor hood over, integrated fridge/freezer, dishwasher, tiled flooring modern tile splashbacks, a uPVC double glazed window giving rear aspect views. Doorway to the utility room. The utility room has been fitted with a range of wall and base units and plumbing for automatic washing machine a uPVC double glazed door to the rear garden. The shower room has been fitted with a three-piece suite comprising: Close coupled WC and wash hand basin and walk in shower.

To the first floor landing is a PVCu double glazed window to front, staircase rising to the second floor landing and doorways to the family shower room and four double bedrooms or three double bedrooms and additional lounge. The family shower room has been fitted with a three piece suite comprising; walk in shower,

low level WC and wash and basin set inside a country style vanity unit. There is laminate effect tiled flooring, a uPVC double glazed obscured glazed window to rear, with a freestanding modern column heated towel rail. The property benefits from four double bedrooms or three bedrooms with additional lounge. The master bedroom comprises of a master en-suite.

To the front of the property is a open plan garden with block paved driveway for multiple vehicles ahead of the side access to the rear garden. To the rear of the property is a generous patio area and generous sized sun room and offers wonderful views or the surrounding valley.

GROUND FLOOR

Hallway

Upvc composite front door, tile flooring, plastered walls, plastered ceiling and coving, wall mounted radiator, light fitting to ceiling aspect, wood panel double doors housing under stair storage. Staircase to first floor. Oak panelled door leading to

Lounge/ Dining Area

(26' 1" x 13' 9") or (7.95m x 4.20m)

Upvc double glazed window to the front aspect, tile flooring. Under sill and back wall radiator. Coving. Plastered ceilings. Symmetrical ceiling light fittings. Main feature brick wall with wooden sleeper, and dual fuel wood burner. Upvc double glazed doors giving garden access. Oak wood door leading to

Kitchen

(10' 2" x 9' 5") or (3.11m x 2.88m)

Quality fitted neutral matte cottage effect kitchen with a range of base and wall units with chrome fittings, complimentary granite work surface. Belfast ceramic sink unit, chrome gas hob and integrated electric oven and microwave, chrome cooker hood, attractive splashback tiling, ceramic tiling to the floor. Integrated fridge/freezer and dishwasher. Coved and plastered ceiling, central ceiling light fitting. Back wall radiator. uPVC window with open aspect views to the rear. Oak wood door leading to

Utility

(6' 0" x 8' 1") or (1.84m x 2.47m)

Upvc panelled and glazed door leading to rear garden. Wall and base units with work surface over. Tile flooring, plumbed for automatic washing machine, space for tumble dryer. Back wall radiator, installed extractor fan. Oak wood door leading to

Shower Room

(8' 0" x 2' 11") or (2.45m x 0.89m)

Comprising of a white suite including walk in shower cubicle with floor to ceiling tile splashback. Wall mounted wash hand basin, tile splash back and a low level WC. wall mounted chrome heated towel rail. A frosted uPVC double glazed window, plastered walls tiled and laminate flooring.

Garage

FIRST FLOOR

Landing

Carpeted staircase leading to first floor. Multiple oak wood doors leading to bedrooms and shower room. Wall mounted radiators and loft access.

Master Bedroom

(11' 4" x 10' 2") or (3.46m x 3.11m)

Comprising of uPVC Double glazed bay window to the front and arched uPVC window to the side. Under sill radiator. Carpet flooring. Plastered and neutral emulsion ed walls, wall mounted radiator. Oak wood door housing walk in wardrobe. Oak wood door giving access to

Master Bedroom En Suite

(6' 9" x 6' 6") or (2.06m x 1.97m)

Comprising of a white suite including a modern freestanding roll top bath with shower mixer taps, wash hand basin set inside a vanity unit, a low level WC with push flush. A arched frosted uPVC double glazed window. Wall mounted heated towel rail. Wood panelled walls. Laminate flooring.

Bedroom 2 (Rear)

(11' 8" x 10' 10") or (3.56m x 3.31m)

Comprising of carpet flooring, uPVC Double glazing, plastered and neutral emulsioned walls, wall mounted radiator. Oak wood double doors housing wardrobe space and storage.

Bedroom 3 (Rear)

(14' 10" x 8' 4") or (4.51m x 2.55m)

Comprising of carpet flooring, uPVC Double glazing to rear with arched uPVC window giving natural sunlight, plastered and neutral emulsioned walls, wall mounted radiator.

Bedroom 4 (Front)

(19' 0" x 13' 2") or (5.78m x 4.01m)

Good sized fourth bedroom or additional lounge, comprising of carpet flooring, uPVC Double glazed patio doors with Juliet balcony. Plastered walls and ceilings, wall mounted radiator.

Shower Room Two

(6' 10" x 6' 11") or (2.08m x 2.12m)

Comprising of a white suite including a walk shower with glass screen and ceramic tray, ceramic wash hand basin and vanity unit. A Low level WC. A traditional heated towel rail. Frosted uPVC double glazed window. Part tiled part plastered walls and laminate effect tile flooring.

EXTERNAL

Front Garden & Driveway

Block paved driveway for multiple vehicles with boundary wall fencing with graveled sections, giving wrap around access to rear of property.

Rear Garden

Wrap around rear garden with paved patio area and artificial lawn, leading to additional graveled section. Brick built retaining wall with additional artificial lawn and boundary wall fencing.

Sun Room

Red brick outbuilding comprising of uPVC sliding patio doors and additional double uPVC doors and polycarbonate sheet roofing.

INFORMATION

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

EPC Rating

C

Viewings

Strictly By Appointment Only

Utilities

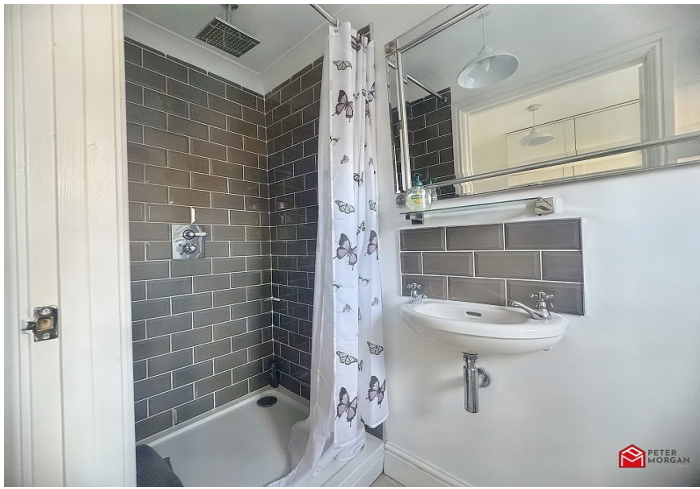
Mains electricity, mains gas, mains water, mains drainage

Current council tax banding F

Current heating type Combi

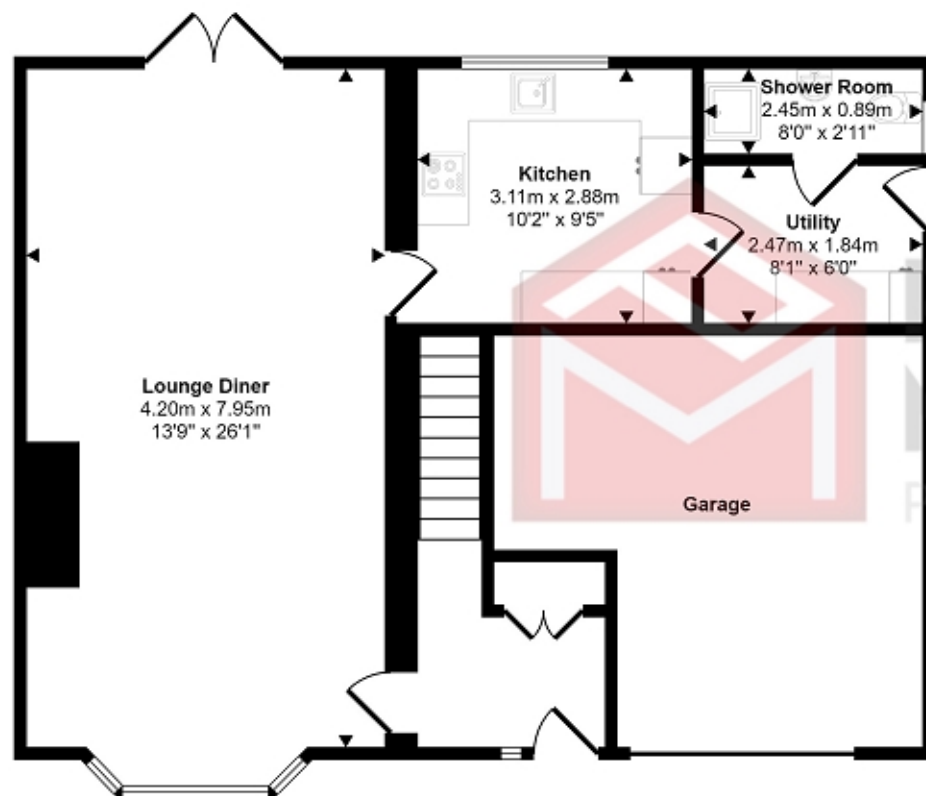
Tenure (To be confirmed) Freehold



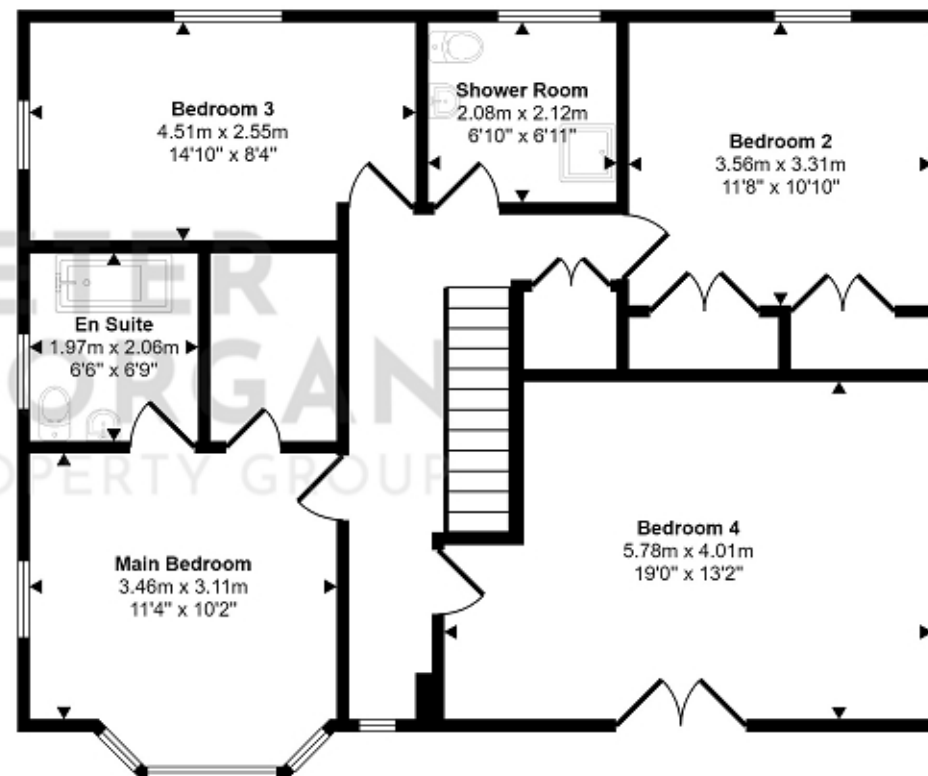




Approx Gross Internal Area
170 sq m / 1835 sq ft




Ground Floor
Approx 84 sq m / 905 sq ft



First Floor
Approx 86 sq m / 930 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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