

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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2 Darren View Gardens, Maesteg, Bridgend. CF34 9SH



£420,000

Main Features

- NEW ON THE MARKET
- A FOUR BEDROOM DETACHED PROPERTY
- IMMACULATELY PRESENTED
- SITUATED IN DARREN VIEWS GARDENS
- THREE RECEPTION ROOMS
- GARDENS TO THE FRONT, REAR AND SIDE
- CONSERVATORY
- MASTER BEDROOM WITH ENSUITE
- OFFERS OVER £420,000. COUNCIL TAX BAND: E. EPC:D
- NEED MORTGAGE ADVICE? WE CAN HELP

General Information

We are pleased to offer for sale this unique property situated within the sought after village location of Llangynwyd. The property benefits from breathtaking views of the surrounding countryside and is ideally situated within easy access to many countryside walks yet also within walking distance of local shops, schools and amenities and is approximately a 10 minute drive to junction 36 of the M4 corridor. Internal viewing is highly recommended.

GROUND FLOOR

Hallway

(13' 4" x 6' 6") or (4.07m x 1.97m)

Hallway Upvc composite obscured glass panelled front door, with side obscured glass side panel window. Tile flooring, part plastered part wallpapered walls, with dado rail. Plastered ceiling, wall mounted radiator, light fitting to ceiling aspect with ceiling rose. Wooden balustrade leading to first floor. Pine part wood part glass panel door leading into

Reception Room One

(10' 8" x 12' 5") or (3.24m x 3.79m)

Reception room One. Upvc double glazed window to the front aspect, laminate flooring. Coving. Plastered ceilings. light fitting to ceiling aspect with ceiling rose. Plastered walls, Radiator with under sill radiator. Part Wood Part Glass pine wood panel door leading to

Cloakroom

(4' 11" x 2' 9") or (1.49m x 0.84m)

Comprising of a white suite including a modern wash hand basin with vanity unit and low level WC. Part plastered part Ceramic tiled walls, ceramic tile flooring, wall mounted radiator, wood panel door.

Kitchen

(17' 7" x 12' 6") or (5.36m x 3.82m)

Generous size quality fitted kitchen with a range of solid wood base and wall units, complimentary work surface, resin sink unit and drainer, with rustic gold tap. Gas hob and electric oven, chrome cooker hood, attractive splash back tiling, ceramic tiling to the floor, coved and plastered ceiling, spotlighting, Two light fittings to ceiling. uPVC window facing to the rear with open aspect views to the rear, uPVC french doors leading into conservatory. one double radiator, Part wood part obscured glass pine door leading into

Utility Room

(10' 8" x 5' 7") or (3.26m x 1.69m)

upvc door to rear, tile flooring, plastered walls, wall mounted boiler serving domestic hot water and gas fired heating. space for fridge freezer, space for washing machine, space for dish washer, a range of base and wall units, wood panel door leading to;

Garage

(17' 11" x 11' 7") or (5.46m x 3.54m)

Great sized garage, space for a vehicle, multiple power sockets throughout.

Conservatory

(13' 5" x 13' 10") or (4.08m x 4.22m)

Tiled flooring, UPVC panelled windows, top hoppers, PVC windowsill, plastered walls, two radiators, perspex roof, light fitted fan to ceiling, UPVC door leading to rear garden.

Reception Room Two

(17' 1" x 11' 10") or (5.20m x 3.61m)

Part wood part glass panel pine door leading to reception room two, laminate flooring, plastered ceilings, plastered walls with dado rails, ceiling rosie, fireplace to main feature wall, two UPVC windows facing out to rear garden, two radiators, two light fittings to ceiling.

Dining Room

(12' 4" x 10' 6") or (3.76m x 3.20m)

Double doorway leading to dining room, laminate flooring, plastered ceilings, plastered walls with dado rail, light fitting to ceiling with ceiling rose, coved ceilings, UPVC double glazed window facing out to front aspect, under sill radiator, UPVC patio doors leading to side garden.

FIRST FLOOR

Landing

(15' 9" x 6' 3") or (4.79m x 1.91m)

Carpeted flooring, plastered ceilings, part plastered part wallpapered walls, dado rail, light fitting to ceiling, coving, modern wood panelled door.

Bedroom 1

(10' 6" x 11' 10") or (3.21m x 3.60m)

carpeted flooring, plastered ceilings, plastered walls, UPVC double glazing facing rear aspect, radiator undersill, light fitting to ceiling, coving, modern wood panelled door.

Bedroom 2

(11' 10" x 10' 10") or (3.60m x 3.31m)

Carpeted flooring, plastered ceilings, plastered walls, traditional fan light fitting, UPVC double glazing facing rear aspect, under sill radiator, Modern wooden panel door.

Bedroom 3

(10' 6" x 12' 5") or (3.21m x 3.78m)

Carpeted flooring, plastered ceilings, plastered walls, UPVC double glazed window facing front aspect, coved ceilings, under sill radiator, light fitting to ceiling, modern wood panelled door.

Bedroom 4

(10' 2" x 12' 8") or (3.11m x 3.86m)

Carpeted flooring and plastered ceilings, plastered walls, UPVC double glazed window to front aspect, coving, under sill radiator, light fitting to ceiling, light oak fitted wardrobes with light oak fitted double bed, wood panel door leading to ensuite.

En Suite

(5' 2" x 7' 4") or (1.58m x 2.24m)

Tiled flooring, plastered ceilings, tiled walls, shower cubicle, low-level WC, double sink vanity unit, light fitting to ceiling.

Family Bathroom

(9' 1" x 6' 2") or (2.78m x 1.89m)

Tiled flooring, plastered ceilings, tiled walls, low-level WC, sink unit mixer tap vanity unit, UPVC double glazed obscured glass window facing rear, white modern bath, showerhead mixer tap, light fitting to ceiling, chrome wall mounted towel rail.

Outside

Rear Garden

Decking leading to footpath, gravel area, pergola, gate leading around side entrance to front garden.

Side Garden

Paved footpath leading to South facing cobbled patio area. wooden fence, wooden side entrance gate, sliding patio doors leading to Dining room.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding E

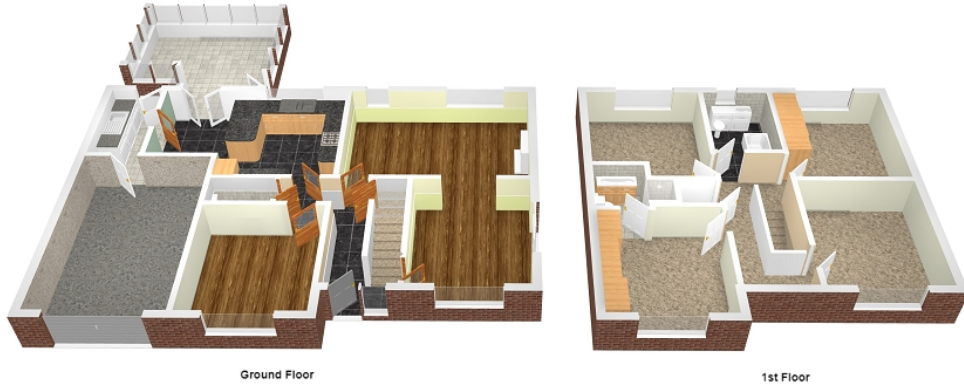
Current heating type Combi

Tenure Freehold










2 Darren View Gardens
All measurements are approximate and for display purposes only



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(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 ?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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