

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



61 Darren View, Maesteg, Bridgend. CF34 9SG

**Offers In Region Of £409,950**

## Main Features

- Freehold
- Detached
- Four Bedroom Property
- Master bedroom with En-Suite
- Sought after location
- Great family home
- EPC - D
- Council tax band - E

## 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. Properties very rarely come to sale in this sought after Internal viewing is highly recommended. The property is situated on a generous sized plot and would make an ideal family home.

## GROUND FLOOR

### Entrance Hall

Hallway Upvc panelled front door, carpet flooring, plastered walls, plastered ceiling, wall mounted radiator, light fitting to ceiling aspect.

### Study/Bedroom Five

(7' 10" x 10' 1") or (2.39m x 3.08m)

Reception room Two. Upvc double glazed window to the front aspect, carpeted flooring and radiator. Coving. artexed ceilings. light fitting. Part Wood Part Glass panel door.

### Reception Room One

(10' 8" x 22' 1") or (3.24m x 6.74m)

Reception room One. Upvc double glazed window to the front aspect, carpeted flooring and radiators. Coving. Artex ceiling. Two alcoves to the main wall. Brick built surround mantle with gas fire. light fitting. Wood panel door leading in. French style uPVC doors leading into Conservatory.

### Conservatory

(11' 9" x 9' 10") or (3.58m x 3.0m)

Tiled flooring, UPVC panelled windows, top hoppers, PVC windowsill, Perspex roof, UPVC double door leading to rear garden.

### Kitchen

(19' 8" x 7' 6") or (6.00m x 2.29m)

Generous size quality fitted kitchen with a range of base and wall units in cream matte with chrome fittings, complimentary work surface, sink unit and drainer, integrated dishwasher, freestanding gas hob and oven, chrome cooker hood, laminate flooring, space for freestanding fridge/freezer, plumbing for automatic washing machine, ample space for table and chairs, coved and plastered ceiling, light fittings to ceiling, Two uPVC windows facing rear garden with open aspect views, one double radiator, Two wood panelled doors for storage one containing combination boiler. Wood panel door leading to

### Garage

(18' 1" x 8' 9") or (5.51m x 2.67m)

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

### Rear Hallway

### W.C.

Ground Floor W.C

### **Master Bedroom En Suite**

(18' 5" x 11' 2") or (5.62m x 3.41m)

Great sized bedroom with en-suite, comprising of carpet flooring, uPVC Double glazing french doors leading out to rear garden, plastered and neutral emulsioned walls and ceiling, wall mounted radiator. light fitting to ceiling. Wood panel door.

## **FIRST FLOOR**

### **Landing**

Carpeted flooring, artex ceilings, wallpapered walls, light fitting to ceiling, coving, wooden banister. Upvc double glazed frosted glass window. Wood panel doors leading off to bedrooms and first floor bathroom.

### **Bedroom 2 (Front)**

(9' 3" x 14' 6") or (2.81m x 4.41m)

Good Sized second bedroom, comprising of carpet flooring, uPVC Double glazing facing front aspect views, plastered and neutral emulsioned walls, artex ceiling. Under sill wall mounted radiator. light fitting to ceiling. wood panel door fitted wardrobes. wood panel door leading to

### **Bedroom 3 (Front)**

(9' 4" x 10' 1") or (2.84m x 3.08m)

Good Sized third bedroom, comprising of carpet flooring, uPVC Double glazing facing front aspect views, plastered and neutral emulsioned walls, artex ceiling. Under sill wall mounted radiator. light fitting to ceiling. Wood panel door leading to

### **Bathroom**

(9' 1" x 7' 2") or (2.76m x 2.18m)

Comprising of a white suite including a bath with separate newly fitted shower cubicle, wash hand basin and a low level WC. A frosted uPVC double glazed window to the rear, part tiled part plastered walls and tile flooring. Wood panel door leading to

### **Bedroom 4 (Rear)**

(10' 10" x 7' 6") or (3.31m x 2.28m)

Good Sized fourth bedroom, comprising of carpet flooring, uPVC Double glazing facing rear aspect, plastered and neutral emulsioned walls, artex ceiling. Under sill wall mounted radiator. light fitting to ceiling. wood panel door fitted wardrobe. wood panel door leading to

## **EXTERIOR**

### **Front Garden**

Large front block bricked driveway with space for multiple vehicles, with a well maintained side section lawn area with attractive shrub border. Side access either side of the property leading to rear garden.

### **Rear Garden**

Leading from the property directly onto a patio paving area with an additional gravel section. Paved pathways leading to a slightly elevated rear lawn area with border shrubs and private screen hedging.

### **EPC Rating**

TBC

### **Council Tax Band**

E

### **Mortgage Advice**

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us at the Maesteg office on 03300 563 555 or email us at [maesteg@petermorgan.net](mailto:maesteg@petermorgan.net) (fees will apply on completion of the mortgage)

### **Viewing Arrangements**

Contact the Maesteg branch for all viewing's and enquiries.

### **Viewings**

Strictly By Appointment Only

### **Utilities**

Mains electricity, mains water, mains gas, mains drainage

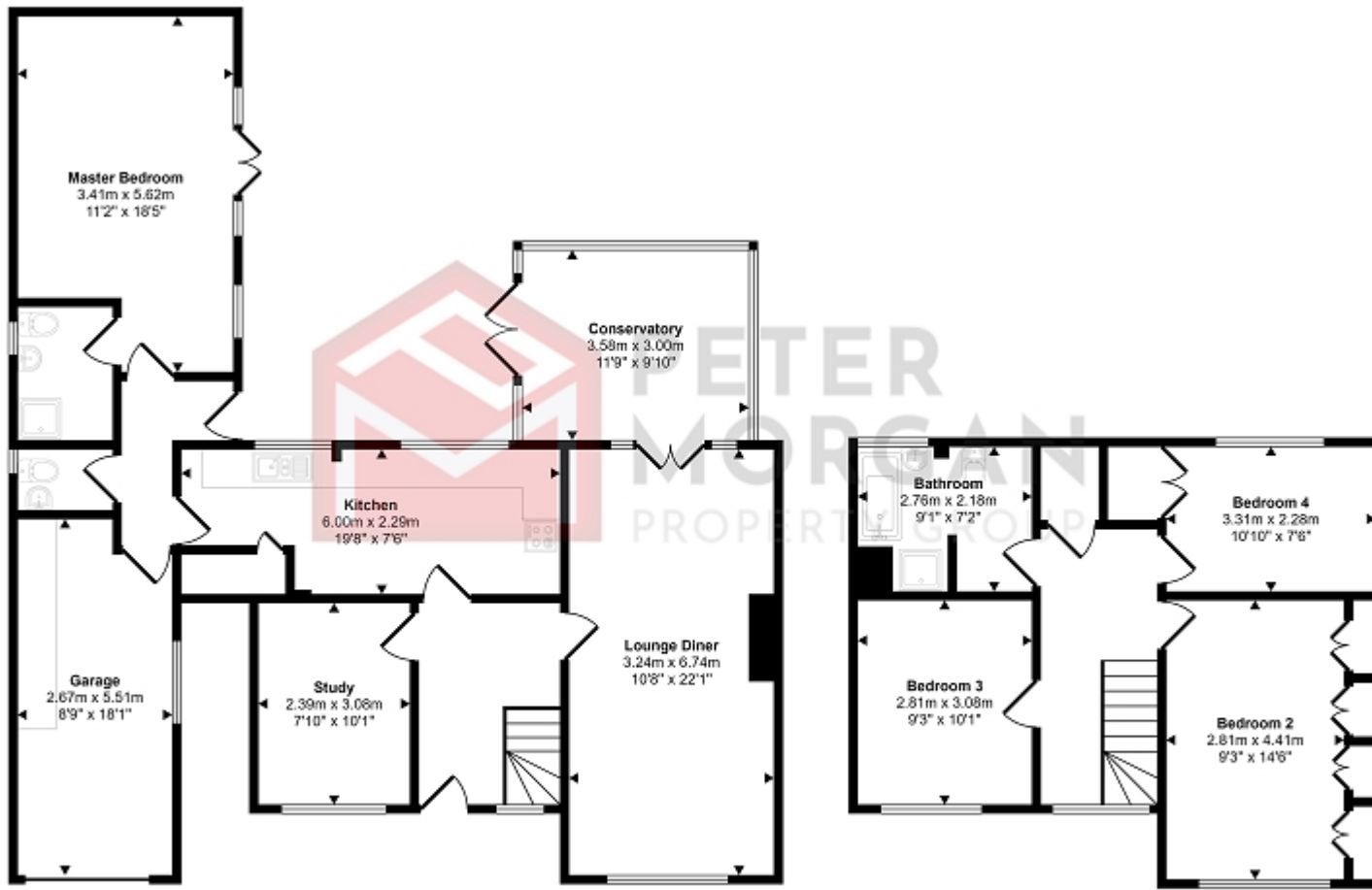
**Current council tax banding** E

**Current heating type** Combi

**Tenure** Freehold



Approx Gross Internal Area  
164 sq m / 1669 sq ft



Ground Floor  
Approx 104 sq m / 1122 sq ft

First Floor  
Approx 50 sq m / 536 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 300.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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