

hrt

herbert r thomas

100 Cwrt Coed
Parc

Maesteg, Bridgend
CF34 9DR

hrt.uk.com



100 Cwrt Coed Parc

Asking price **£389,950**

Situated in an elevated position with rural views to the front and found in a sought-after cul-de-sac location of Cwrt Coed Parc is this generously proportioned, six double bedroom, detached property.

Generously proportioned six double bedroom detached

Sought after Cwrt Coed Park location

Integral garage

Two ensuites

Viewings highly recommended





Situated on the sought-after Cwrt Coed Parc development in Maesteg and within close proximity to the local town centre and railway station. Located on a private driveway in an elevated position is this generous six double bedroom detached property. The property is entered via a PVC door flanked by window into an entrance hallway with tiled flooring, staircase rising to 1st floor landing, useful under stairs storage, coving to ceiling, recessed spotlights and doorways to the study, sitting room and kitchen. The study has a continuation of the tile flooring from the hallway, PVCu double glazed box window to front and ornate coving and ceiling rose. The sitting room is a generous space with PVCu double glazed windows to side and French doors overlooking the rear garden. There is a featured panel wall and a continuation of the tiled flooring. The kitchen has been fitted with a contemporary range of base and eyelevel units with squared worktop over. There is a sink unit with swan neck mixer tap, eyelevel double oven, four ring induction hob with complimentary extractor hood over, larder cupboard, dishwasher, tiled flooring tile splashbacks, a PVCu double glazed window to rear, coving to ceiling, recessed spotlights, doorway to the integral garage and an archway to the utility room. The utility room has been fitted with a

range of base and eyelevel units, plumbing and space for two appliances, integrated fridge/freezer, a PVC double glazed window and door to the rear garden, tiled flooring, tile splashbacks and doorway to the cloakroom. The cloakroom has been fitted with a two-piece suite comprising: close coupled WC and wash hand basin. 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 bathroom and four bedrooms. The family bathroom has been fitted with a four piece suite comprising; corner bath with telephone style pumps, shower cubicle, close coupled WC and pedestal wash hand basin. There is tiled flooring, a PVCu double glazed window to rear, coving to ceiling and recessed spotlights. Bedrooms five and four are both double rooms with PVCu double glazed windows to rear and built-in storage. The second bedroom has a PVCu double glazed window to front, laminate flooring, built-in storage cupboard, coving to ceiling and a doorway to the ensuite shower room. The ensuite shower room has been fitted with a three piece suite comprising; walk-in shower cubicle, WC and wash hand basin. There is a PVCu window and coving to ceiling. The master bedroom houses wall to wall built in wardrobes with sliding doors, a PVCu double glazed

window to front, coving to ceiling, door to walk in storage cupboard and doorway to the ensuite bathroom. The ensuite bathroom has been fitted with a three-piece suite comprising; bath with independent shower over, close coupled WC and pedestal wash hand basin. There is full height tiling, coving to ceiling and a PVCu window. To the second floor landing there are doorways to the third and sixth bedroom. Bedroom three and six are double rooms with Velux windows and doors to eaves storage. To the front of the property is an open plan garden laid mostly to lawn bordered by a lower dwarf brick wall with a block paved driveway ahead of the integral garage providing off-road parking. To the rear of the property is a generous patio area and a further plot suitable for more landscaping development. Viewings on the property are highly recommended to appreciate the space and accommodation offer.





Directions

From junction 36 of the M4 (Sarn), travel along the A4063 signposted Maesteg, follow this road through the villages of Tondy, Coytrahen & Llangynwyd. After passing Cwmfelin Primary School, turn left following Maesteg Road into Llwydarth Road and follow the road for approximately 0.5 Miles. Turn left onto Cwrt Coed Parc and then an immediate right where the property will be found on the left hand side.

Tenure

Freehold

Services

All mains
Council Tax Band F
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

hrt Est. 1926 **RICS**

71423, 11:45 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

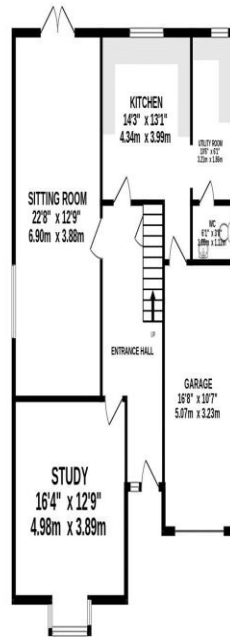
Energy performance certificate (EPC)																																		
100, Cwrt Coed Parc MAESTEG CF31 8JW	Energy rating C	Valid until: 28 October 2023 Certificate number: 8383-5880-7629-4127-5973																																
Property type	Detached house																																	
Total floor area	225 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-common-energy-efficiency-standard-standbook-guidance).																																		
Energy rating and score																																		
This property's current energy rating is C. It has the potential to be C.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency .		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>C</td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C	C		55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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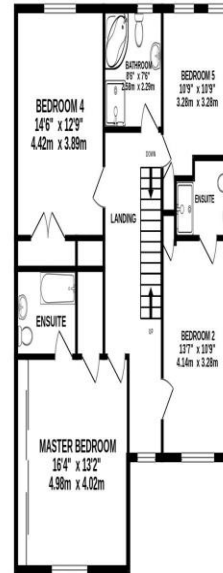
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



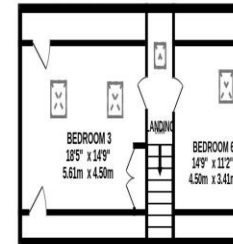
GROUND FLOOR
1050 sq.ft. (97.5 sq.m.) approx.



1ST FLOOR
994 sq.ft. (92.3 sq.m.) approx.



2ND FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 2530 sq.ft. (235.0 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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