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2 Tair Waun Place

Maesteg,
Bridgend,
CF34 9RF

2 Tair Waun Place

Asking price **£499,995**

Situated in a private setting in Maesteg is this spectacular five bedroom detached property, set on a substantial plot with off-road parking, selling with no on-going chain, renovated to the highest standards and situated within close proximity to Junction 36 of the M4, local school, shops and amenities.

Five double bedrooms

Four bathrooms

Impressive corner plot

Renovated to the highest standards

Ideal family home and
multigenerational living

Open plan style kitchen/lounge/family
area

Stunning views to the front

Gated access with off-road parking

View virtual tour to appreciate the size
of the property

Being sold with no on-going chain





Within close proximity to local school, shops, amenities and junction 36 of the M4 is this impressive five bedroom detached property with four bathrooms and ample off-road parking, set on a substantial plot and being sold with no on-going chain.

The front of the property is accessed via a powered gate onto a long driveway, turning circle and plenty of off-road parking for multiple vehicles. There is a fully enclosed front garden laid mostly to lawn with stunning view's and steps to a raised balcony area with large patio section ahead of the property entrance with plenty of outside furniture opportunity to enjoy the spectacular views.

The property is entered via a partially glazed composite door into an entrance hallway, laid to tiled flooring and doorways to the dining room, bedroom two, WC, reception/sitting room and into the inner hallway.

The sitting area is laid to tiled flooring and has double glazed UPVC doors to the front giving access to the front patio and an opening through to the kitchen/diner and lounge. The kitchen has been fitted with a matching range of base and eyelevel units with rolltop workspace over and consisting of a Belfast sink with mixer tap, cooker with a complementary extractor fan over, space for dishwasher, fridge, freezer, tiled splashback's, breakfast bar with matching worktops, doorway to the utility room and opening through to the lounge creating an open plan style living area. The lounge has the same continuation of tiled flooring as the kitchen and sitting room, an impressive size featured log burner, built-in speakers, double glazed UPVC flanked windows and French doors to the front and double glazed UPVC window to the side both with bespoke shutters and a remote powered Velux window all allowing lots of natural light to pour into the space. The utility room is a generous space which has been fitted with a matching range of base and eyelevel units with wooden worktop space over and consisting of a stainless steel sink, integral fridge, freezer, plumbing for three appliances, splashback tiles, plenty of storage throughout, cupboard which houses the boiler, tiled flooring, double glazed UPVC window and door to the rear giving access to the garden/courtyard and doorway to the study. The study is a spacious room laid to carpet with a double glazed UPVC window and doorway to the inner hallway.

From the inner hallway there are doorways to the master bedroom, storage cupboard and bedroom three. The master bedroom is a luxurious size double room, benefits from walk-in wardrobe, three Velux windows, double glazed UPVC French doors to the front giving access to the balcony patio with seating opportunity to enjoy the stunning views and doorway to the ensuite. The ensuite has been fitted with a four-piece suite comprising; standalone bath with shower wand feature, walk-in double shower suite, low level WC and his and her vanity wash handbasins. Laid to tiled flooring, tiled walls, chrome ladder radiator, frosted double glazed UPVC window to the side and also features tv and speakers system.

Bedroom three is a good size double room laid to tiled flooring with a double glazed UPVC window to the front and doorways to a walk-in wardrobe and ensuite. The ensuite has been fitted with a three-piece suite comprising; a low level WC, pedestal wash hand basin and bath. There are tiled walls, tiled flooring and a frosted double glazed window to the side.

From the entrance hall there are doorways to a WC, dining room, bedroom two and doorway through to another hallway. The dining room is an impressive size room, laid to laminate flooring with a large double glazed UPVC window to the side and double glazed UPVC French doors to the front with view's to the front garden. Bedroom two is an impressive size double room with a double glazed UPVC window to the rear and doorway to the ensuite. The ensuite has been fitted with a four piece suite comprising; a low level WC, pedestal wash hand basin, Jacuzzi bath and corner shower suite. There are tiled walls, tiled flooring and a frosted double glazed window to the side.

From the inner hallway there are doorway to bedroom five, shower room and bedroom four. Bedroom five is another great size double room, laid to carpet and a double glazed UPVC window to the rear. The shower room has been fitted with a three-piece suite comprising; a low level WC, vanity wash hand basin and shower with waterfall showerhead. There are fully tiled walls, tiled flooring, chrome ladder radiator and a frosted double glazed UPVC window to the side. Bedroom four is also another generous size double room, laid to carpet and benefitting from two double glazed windows to the side and rear.

To the rear of the property is a fully enclosed low maintenance garden/courtyard laid to patio with plenty of furniture opportunity. There are three outbuildings for storage/workshop. To the side of the property is a long driveway providing more off-road parking.

Viewings on the property are highly recommended to appreciate the offer in hand.





Directions

From junction 36 of the M4 (Sarn), travel along the A4063 signposted Maesteg, follow this road through the villages of Tondy, Coytrahen & Llangynwyd then on into Maesteg town centre. At the traffic lights take the first left and follow the road where the property will be found on the right hand side as indicated by our for sale board

Tenure

Freehold

Services

All mains

Council Tax Band F

EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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Energy performance certificate (EPC)																																		
2 Year Valid Until MAESTEG CF31 1LH	Energy rating A	Valid until 8 May 2014																																
	Certificate number 9734-9035-6300-0043-7303																																	
Property type Detached bungalow																																		
Total floor area 239 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/energy-efficiency-standards-landlords																																		
Energy rating and score																																		
This property's energy rating is A. It has the potential to be A.																																		
See how to improve this property's energy efficiency																																		
The graph shows this property's current and potential energy rating.																																		
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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.																																		
For properties in England and Wales: the average energy rating is D the average energy score is 60																																		

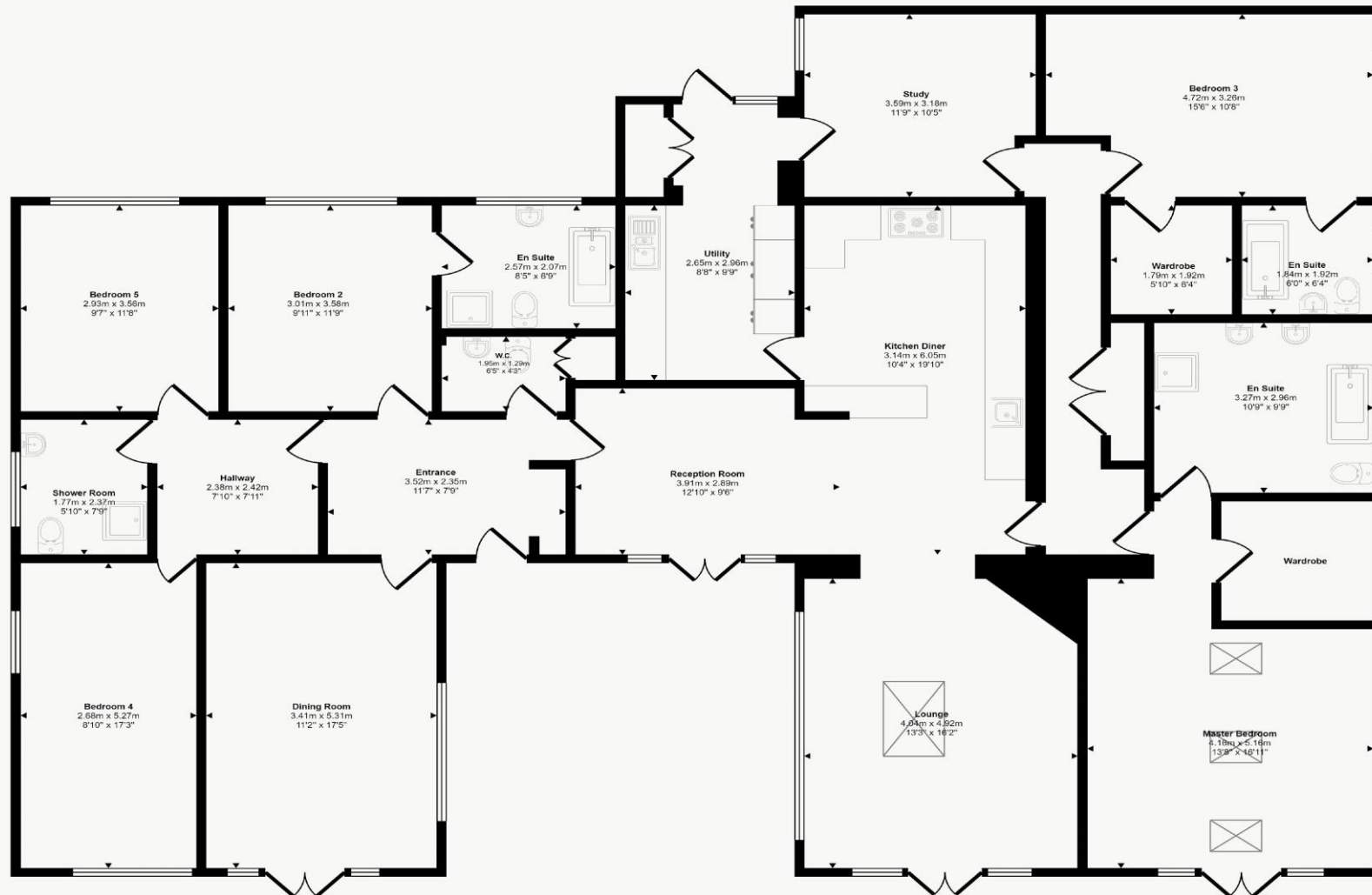
<https://find-energy-certificates.service.gov.uk/energy-certificates/9734-9035-6300-0043-7303/tollhouse>

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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.



Approx Gross Internal Area
234 sq m / 2518 sq ft



Floorplan

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.

