



**hrt**

herbert r thomas

[hrt.uk.com](http://hrt.uk.com)

61 Darren View

Maesteg,  
Bridgend,  
CF34 9SG

## 61 Darren View

Asking price **£387,000**

Situated on the highly sought-after Darren View in the popular Llangynwyd Village in a pleasant cul-de-sac is this substantial extended four bedroom detached property offering flexible living accommodation including a ground floor bedroom extension, ample off-road parking, integral garage and generously proportioned mature and established gardens.

Four bedroom detached

Flexible living accommodation

Pleasant cul-de-sac location

Ample off-road parking

Large mature rear garden

Downstairs bedroom with ensuite

Sought-after Llangynwyd village

Integral garage

Close proximity to local shops, amenities and junction 36 of the M4

Viewings highly recommended





Situated in a pleasant cul-de-sac in the highly sought-after Darren view is this generously proportioned four bedroom detached property with flexible living accommodation, ample off-road parking, integral garage and generous mature gardens.

The property is entered via a PVCu door into an entrance hallway with coving to ceiling, dog leg staircase rising to the first floor landing and doorways leading to the lounge/living space, study and kitchen.

The lounge/living room is a generously proportioned room offering a large family space with coving to ceiling, feature fireplace, ample space for dining furniture, PVCu double glazed window to the front and French doors flanked by windows into the conservatory.

The conservatory is of a PVCu and double glazed construction with low brick wall, polycarbonate roof, tiled flooring and French doors leading to the rear garden.

The kitchen has been fitted with a matching range of shaker style base and eyelevel units with square top workspace over consisting of a one and a half bowl ceramic sink unit with Swan neck mixer tap, plumbing and space for appliance, space for fridge/freezer and space for cooker. Laid to laminate flooring, space for dining opportunity, PVCu double glazed windows overlooking the rear garden, door to twin storage cupboards with one housing the combination boiler and further doorway to an inner hallway which gives access to the downstairs cloakroom, garage, rear garden and master bedroom.

The bedroom is a generously proportioned master suite with French doors flanked by windows overlooking the rear garden a further PVCu double glazed window and doorway leading through to an ensuite shower room. The shower room has been fitted with a three-piece comprising; WC, wash hand basin and shower cubicle. There is a PVCu double glazed window to the side, full height tiling to the walls, tiled flooring and recessed spotlights.

The cloakroom has been fitted with a two-piece suite comprising of low level WC and wash hand basin. The garage has an up and over door with power, plumbing for appliance and light.

Upstairs to the first floor landing there is a loft inspection point, PVCu double glazed window to the front and doorways leading to all bedrooms, generously proportioned airing cupboard and family bathroom. The bathroom has been fitted with a four-piece suite comprising of bath, shower cubicle, pedestal wash hand basin and close coupled WC. There is half height tiling to the walls, tiled flooring and a PVCu double glazed window to the rear. Bedroom four has built-in double storage cupboards and a PVCu double glazed window to the rear. The second and third bedrooms are both generously proportioned rooms with PVCu double glazed windows to the front, the second

bedroom further benefiting from a range of Waterfall built-in wardrobes.

To the front of the property is a large garden laid mostly to lawn with a generous block paved driveway providing ample off-road parking ahead of the integral garage. To the rear of the property is a generous sized mature garden with a patio section, area laid to chippings and a lawned area which is enclosed by well established mature hedgerow and flowers. All areas having seating and furniture opportunities to enjoy the garden.

Viewings on the property are highly recommended to appreciate the location and accommodation on offer.





### Directions

From Junction 36 of the M4, follow signs for Maesteg. Passing through the villages of Tondy and Coytraen follow the main road heading toward Maesteg, you will pass Northwood and Wepa factory on your right hand side, follow this road until you arrive at the village of Llangynwyd. As you enter the village passing the shops take the second right onto Darren View, take the next right and follow the road to the head of the cul-de-sac where the property will be found on the left hand side as indicated by our for sale board.

### Tenure

Freehold

### Services

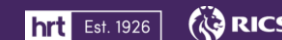
All mains  
Council Tax Band E  
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)



The Toll House, 1 Derwen Road, Bridgend, Mid Glamorgan, CF31 1LH  
0165660036  
[bridgend@hrt.uk.com](mailto:bridgend@hrt.uk.com)



Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy rating	<b>D</b>	Valid until	15 January 2033
Property type	Detached house		
Total floor area	136 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/landlords-on-the-requirements-and-exemptions) (<https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions>).

**Energy rating and score**  
This property's energy rating is D. It has the potential to be C.  
[See how to improve this property's energy efficiency](#)

The graph shows this property's current and potential energy rating.

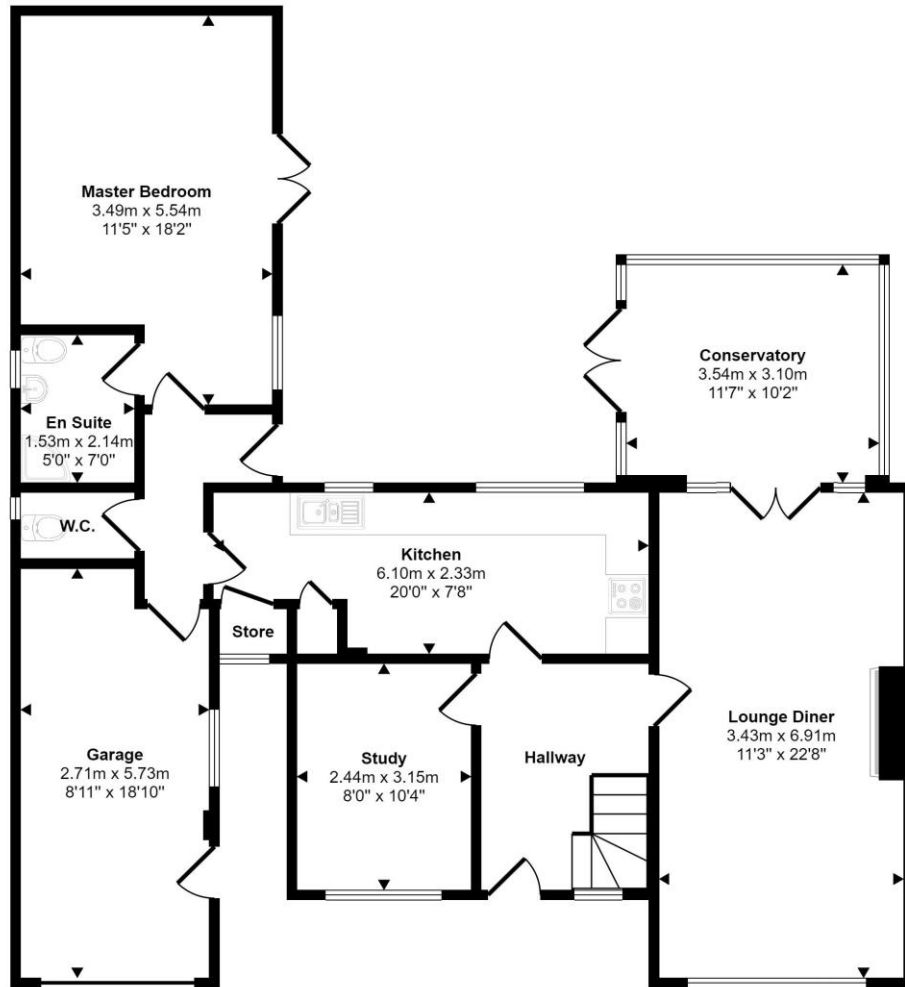
**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 50

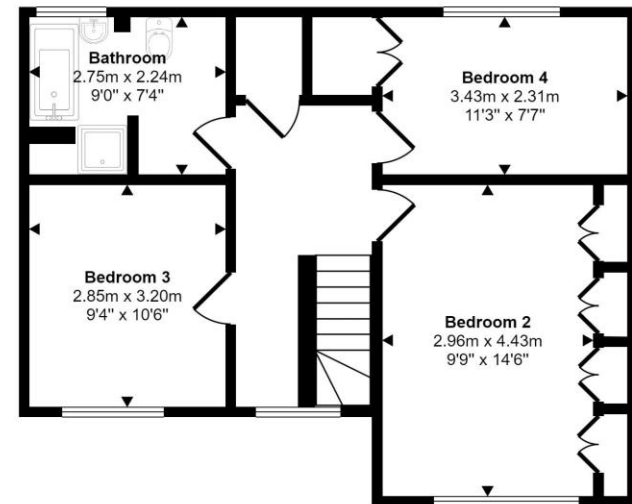
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



Approx Gross Internal Area  
161 sq m / 1732 sq ft



Ground Floor  
Approx 109 sq m / 1176 sq ft



First Floor  
Approx 52 sq m / 556 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.

