



98 Cwrt Coed Parc, Maesteg, CF34 9DQ

£599,950

Welcome to this impressive detached house located in the popular area of Cwrt Coed Parc, Maesteg. This property boasts 4 spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With 5 generously sized bedrooms, there is ample space for everyone to enjoy their own private sanctuary. The house features 3 modern bathrooms, ensuring convenience and comfort for all residents. The detached nature of the property offers privacy and tranquillity, making it an ideal retreat from the hustle and bustle of everyday life.

The property further benefits from uPVC double glazing, gas central heating, solar panels, electric vehicle charging point, ample off road parking and wrap around garden.

Tenure=Freehold (To be confirmed by a legal representative)

EPC Rating = C

Council Tax Band = G

Contact us today to arrange a viewing and take the first step towards owning your dream home in Maesteg.

Ground Floor

Entrance Hallway



Entry via a uPVC double glazed front door, skimmed and coved ceiling with spotlights, skimmed walls, oak flooring, radiator, carpeted stairs to first floor, understairs storage cupboard, five doors off:-

Cloakroom 4'11" x 3'7" (1.5 x 1.1)

Skimmed ceiling, tiled walls, tiled floor, radiator, uPVC double glazed window with obscured glass to the front, low level WC with concealed cistern and a corner wash hand basin set on a vanity unit.

Lounge/Diner 29'6" x 13'1" (9.00 x 4.00)



Skimmed and decorative coved ceiling with ceiling rose, skimmed and papered walls, solid wood flooring, two radiators, two uPVC double glazed windows to front and side, brick inglenook fireplace with a log burner set on a tiled hearth, with two uPVC double glazed windows set within to both sides and an oak mantle, uPVC double glazed French doors to the rear.

Sun Room 13'5" x 13'1" (4.1 x 4.00)



Skimmed ceiling with spotlights, dwarf exposed brick wall, tiled floor, uPVC double glazed windows to side and rear, double glazed French doors to other side.

Office 10'5" x 8'6" (3.2 x 2.6)



Skimmed and coved ceiling with ceiling rose, skimmed walls, solid wood flooring, radiator, uPVC double glazed window to the front,

Kitchen 21'3" x 11'5" (6.5 x 3.5)



Skimmed and coved ceiling with spotlights, skimmed walls with glass splashbacks, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl composite sink/drainage, integrated appliances to include a dishwasher, eye-level oven, microwave and convection oven and wine cooler. Tall larder cupboard, radiator, uPVC double glazed window to the rear, space for an American fridge freezer and two doors off.

Snug 12'1" x 12'1" (3.7 x 3.7)



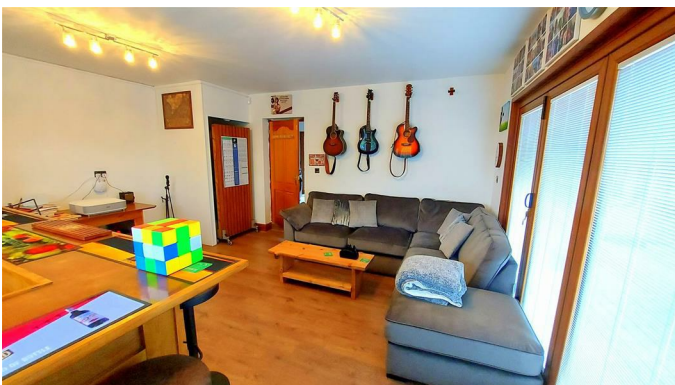
Skimmed and decorative coved ceiling with ceiling rose, skimmed walls, solid wood flooring, radiator, uPVC double glazed window to the rear, door into hallway

Utility Room 10'5" x 8'2" (3.2 x 2.5)



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, uPVC double glazed window to the side, uPVC double glazed door to the rear, integrated freezer, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drain, space for washing machine and tumble dryer, door into:-

Man Cave 16'4" x 17'0" (5.00 x 5.2)



Skimmed and coved ceiling, wood effect laminate flooring, radiator, uPVC double glazed window to the front, uPVC double glazed bi-fold doors to the side, cupboard housing gas central heating boiler.

First Floor

Landing



Skimmed and decorative coved ceiling with spotlights, skimmed walls, fitted carpet, uPVC double glazed window to the front, storage cupboard and six doors off,

Dressing Area 10'5" x 8'6" (3.2 x 2.6)



Skimmed and coved ceiling, skimmed walls, fitted carpet, and a pitched roof window.

Principal Bedroom 16'8" 16'8" (5.1 5.1)



Skimmed and coved ceiling, skimmed and papered walls, fitted carpet, radiator, two uPVC double glazed windows to the front, door to ensuite,

Principal En-suite 10'5" x 8'2" (3.2 x 2.5)



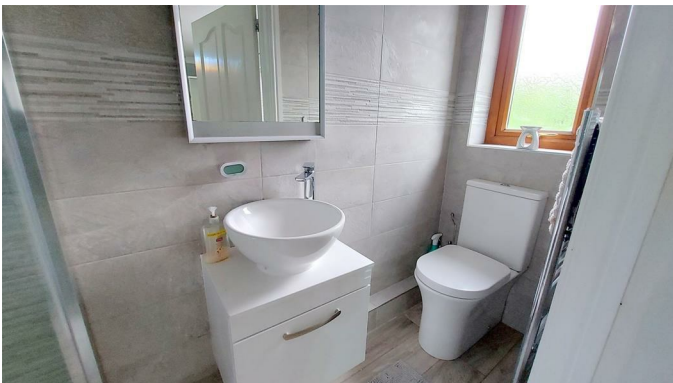
Skimmed and coved ceiling with spotlights, skimmed and tiled walls, vinyl flooring, uPVC double glazed window with obscured glass to the rear, chrome towel rail, a four piece suite comprising a free-standing contemporary bath, low level WC, wash hand basin set on a vanity unit and a shower cubicle.

Bedroom Two 13'1" x 13'1" (4.00 x 4.00)



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the rear, door to ensuite.

En-suite Two 8'6" x 2'11" (2.6 x 0.9)



Skimmed and coved ceiling, tiled walls, wood effect laminate flooring, uPVC double glazed window with obscured glass to the rear, low level WC, wash hand basin set on a vanity unit,

Bedroom Three 12'9" x 12'1" (3.9 x 3.7)



Skimmed and coved ceiling, skimmed and papered walls, fitted carpet, radiator, uPVC double glazed box bay window to the front

Bedroom Four 11'5" x 8'10" (3.5 x 2.7)



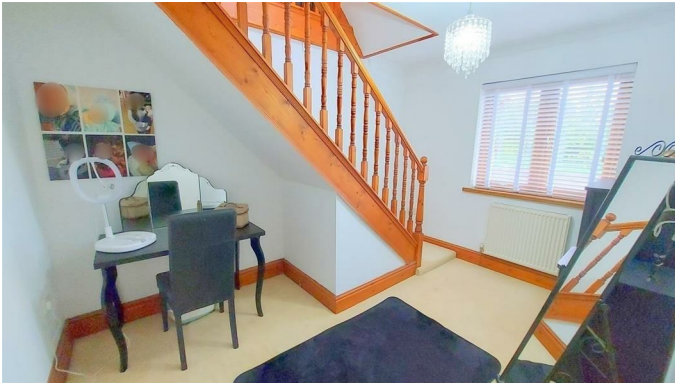
Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the rear.

Bathroom 8'2" x 7'6" (2.5 x 2.3)



Skimmed and coved ceiling, skimmed and tiled walls, tiled floor, uPVC double glazed window with obscured glass to the side, radiator, three piece suite comprising a corner bath, low level WC, and pedestal wash hand basin.

Study 11'9" x 8'10" (3.6 x 2.7)



Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the rear, carpeted stairs to the second floor.

Second Floor

Games Room 20'4" x 13'1" (6.2 x 4.00)



Skimmed ceiling and walls, fitted carpet, two pitched roof windows and eaves storage,

Bedroom Five 16'4" x 13'1" (5.00 x 4.00)



Skimmed ceiling and walls, pitched roof window, fitted carpet, radiator and eaves storage.

Outside

Front Garden

Driveway laid to Paviour brick, wood panel fencing, driveway suitable for eight cars, an area laid to artificial turf, wrought iron gates giving access to both sides.

Rear Garden

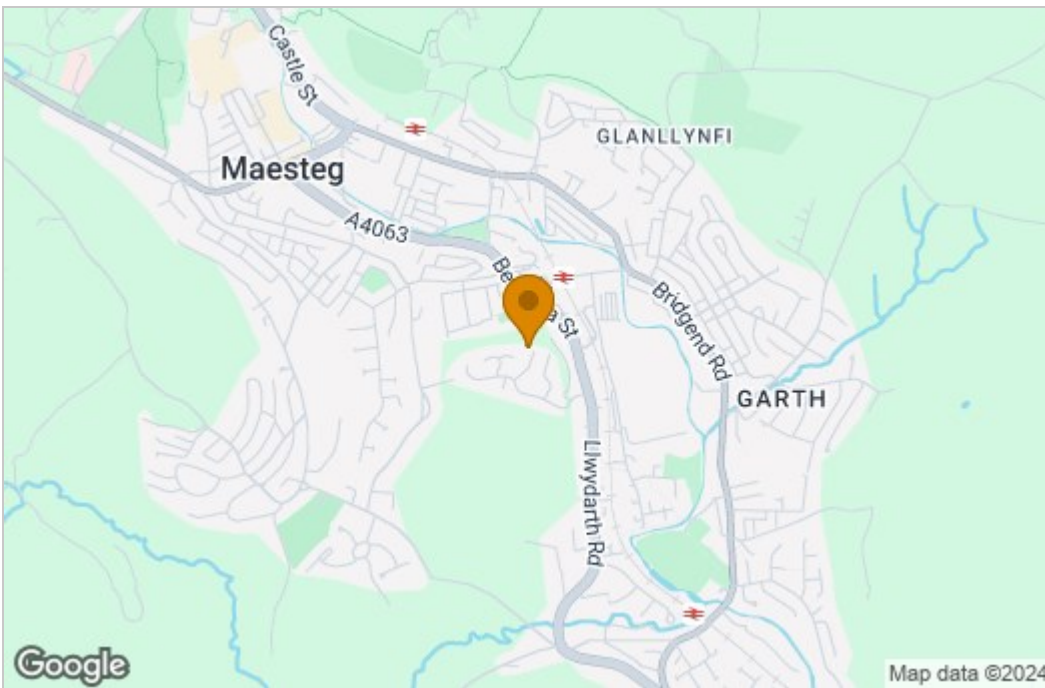


Area laid to patio, a further area which is laid to deck and a sheltered brick pergola with a hot tub, further area laid to lawn and bordered with block walls, steps lead up to two further areas laid to block Paviour, and a brick shed.

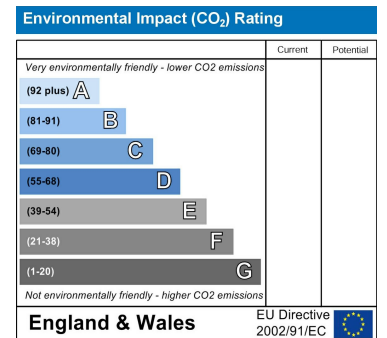
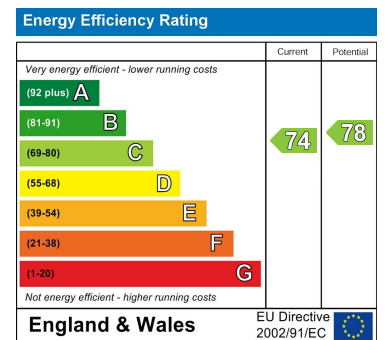
Floor Plan



Area Map



Energy Efficiency Graph



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