



## 5 Brynmawr Place, Maesteg, CF34 9PB

**£290,000**

Nestled in this highly desirable location in Maesteg, this delightful semi-detached house, built in 1890, offers a perfect blend of character and modern living. With four spacious bedrooms, this property is ideal for families seeking comfort and space. The three reception rooms provide ample opportunity for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The accommodation briefly comprises an entrance porch, cloakroom, hallway, reception room and lounge to the ground floor. Family room, basement storage and kitchen to the lower ground floor. Landing, two bedrooms and bathroom to the first floor. Landing and two bedrooms to the second floor. The property further benefits from uPVC double glazing throughout, gas central heating via a combination boiler, off road parking to the front, enclosed rear garden and garage to the rear.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for those looking to settle in a vibrant community. With its rich history and spacious living areas, this semi-detached house is a wonderful opportunity for anyone looking to create lasting memories in a lovely setting. **DON'T MISS THE OPPORTUNITY TO MAKE THIS CHARMING PROPERTY YOUR NEW HOME.**

Tenure = Freehold (to be confirmed by a legal representative).

EPC Rating = D.

Council Tax Band = D.



## Ground Floor

### Entrance Porch

Entry via a composite door. Skimmed and coved ceiling, skimmed walls, solid wood flooring, radiator, door into the hallway, door into:-

### Cloakroom 5'6" x 2'3" (1.7 x 0.7)



Skimmed and coved ceiling with spotlights, skimmed walls, solid wood flooring, chrome heated towel rail, a two piece suite comprising a wash hand basin set on a vanity unit and a low level W.C., uPVC double glazed window with obscured glass to the side.

### Hallway



Skimmed and original coved ceiling with ceiling rose, skimmed walls, solid wood flooring, radiator, carpeted to first floor, door to lower ground floor staircase and two doors off.

### Reception Room 12'9" x 11'1" (3.9 x 3.4)



Skimmed and original coved ceiling, skimmed walls,

solid wood flooring, radiator, wall mounted log effect electric fire, uPVC double glazed window to the front.

### Lounge 14'9" x 11'5" (4.5 x 3.5)



Skimmed and original coved ceiling, skimmed walls, solid wood flooring, radiator, coal effect gas fire set on a marble hearth with a wooden mantle, two uPVC double glazed windows to the rear.

### Lower Ground Floor

### Family Room 16'4" x 13'9" (5.0 x 4.2)



Skimmed and coved ceiling with spotlights, skimmed walls, solid wood flooring, coal effect gas fire set on a marble hearth with a tiled surround and wooden mantle, contemporary vertical radiator, door to basement storage area, opening into:-

### Kitchen 15'5" x 9'6" (4.7 x 2.9)



Skimmed and coved ceiling, tiled walls, tiled flooring, a range of base and wall mounted units with a complementary work surface housing a one



and a half bowl stainless steel sink/drain, integrated appliances to include fridge freezer, double eye level oven, gas hob, overhead extractor, dishwasher and washing machine. uPVC double glazed window to the rear, uPVC double glazed door to the side.

## First Floor

### Landing

Skimmed and coved ceiling, skimmed walls, fitted carpet, uPVC double glazed window to the side, carpeted stairs leading up to the second floor, three doors off:-

### Master Bedroom 12'9" x 9'10" (3.9 x 3.0)



Papered and coved ceiling, papered walls, fitted carpet, two radiators, fitted wardrobes, two uPVC double glazed windows to the front, opening into:-

### Ensuite Shower Area 7'2" x 3'11" (2.2 x 1.2)



Skimmed ceiling, tongue and grooved walls, tiled flooring, an enclosed shower cubicle.

### Bedroom Two 12'9" x 11'1" (3.9 x 3.4)



Papered and coved ceiling, papered walls, fitted carpet, radiator, fitted wardrobes, uPVC double glazed window to the rear.

### Bathroom 11'1" x 5'2" (3.4 x 1.6)



Skimmed and coved ceiling, skimmed and tiled walls, fitted carpet, chrome heated towel rail, three piece suite comprising a panel bath with shower over and privacy screen, wash hand basin set on a vanity unit and a low level W.C. with concealed cistern, uPVC double glazed window with obscured glass to the rear.

## Second Floor

### Landing



Skimmed ceiling with loft access, skimmed walls, fitted carpet, two doors off:-

Bedroom Three 16'0" x 13'1" (4.9 x 4.0)



Textured ceiling with four pitched roof windows, papered walls, fitted carpet, radiator, fitted wardrobes.

Bedroom Four 13'9" x 12'5" (4.2 x 3.8)



Textured ceiling, papered walls, fitted carpet, radiator, fitted wardrobes, original cast iron fireplace, uPVC double glazed window to the front.

## Outside

Front Garden



Driveway laid to paviour brick and a raised bed with a selection of mature plants and shrubs.

Rear Garden



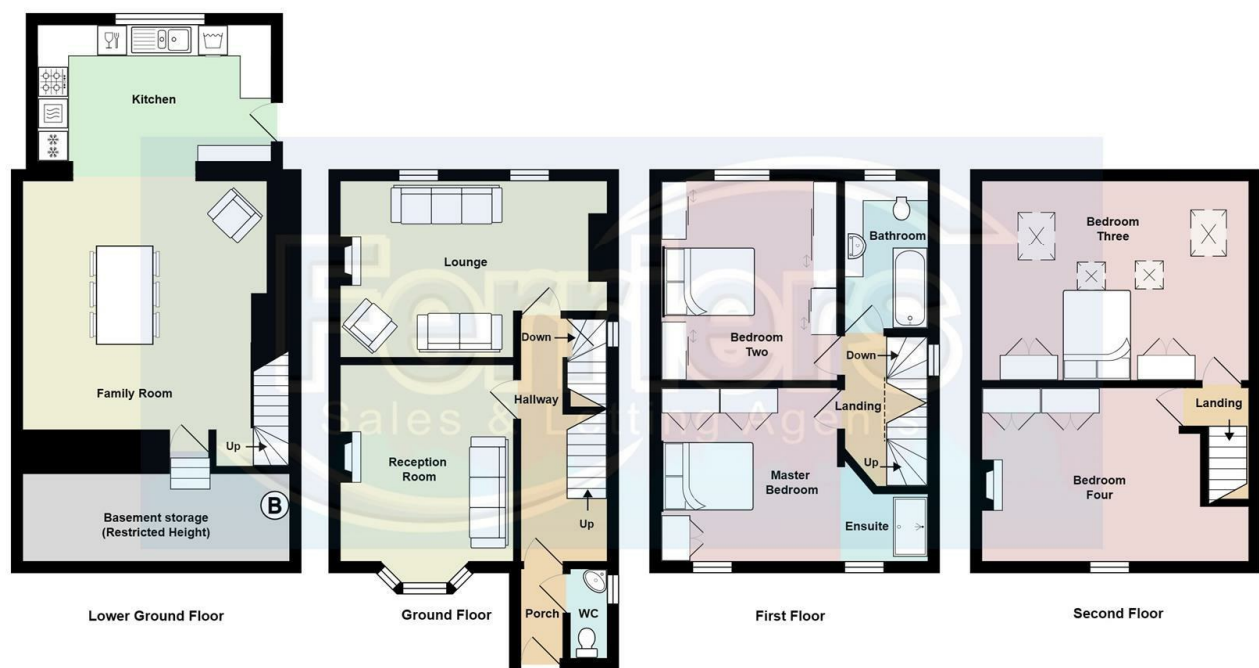
Area laid with decorative pea shingle with central path, pedestrian access to garage, bordered with wood panelled fencing and wooden gate offering rear lane access.

## Garage

A block garage with power points and lighting, accessed via a pedestrian door from the garden and an up-and-over door from the rear lane.



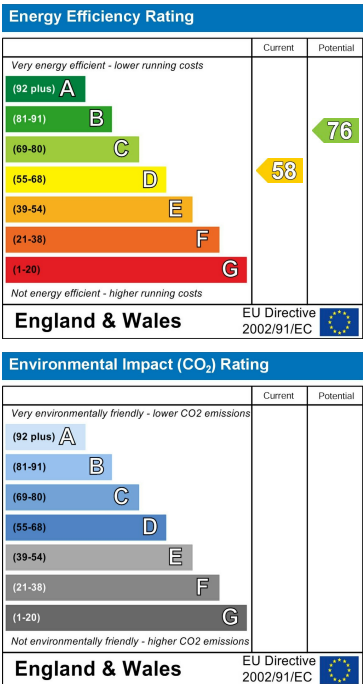
Floor Plan



Area Map



Energy Efficiency Graph



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