



21, Brookfield Road
Maesteg, CF34 0NJ

Watts
& Morgan



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£350,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

New to the market a unique opportunity to purchase this renovated four double bedroom detached property.

The property has gone through extensive refurbishment to create this contemporary home with flexible living accommodation. Situated in a quiet location yet close to all local amenities, Maesteg town centre and also just a short drive from Bridgend town centre and Junction 36 of the M4. The accommodation comprises of entrance hallway, lounge, sitting room, kitchen/breakfast room, dining room, WC/cloakroom, utility and second WC. First floor landing, main bedroom with separate dressing room and ensuite shower room, three further double bedrooms and a family bathroom. Externally benefiting from a generous corner plot with wrap around front and rear lawned gardens, further plot to the side and a detached garage and private driveway. EPC Rating "C"

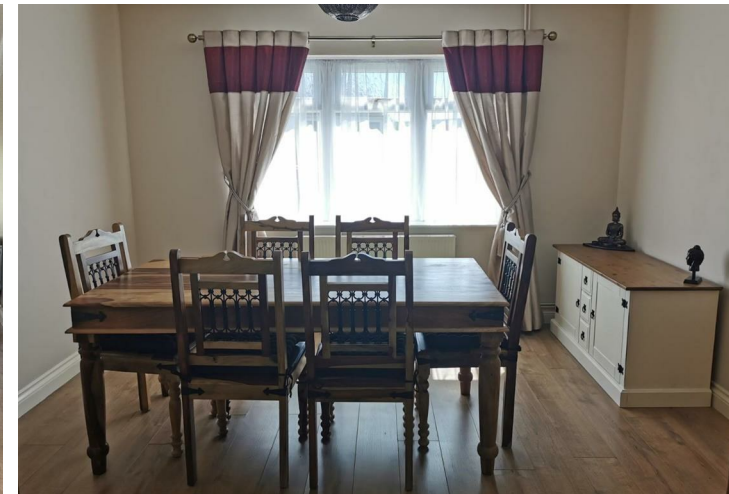
Directions

* Bridgend Town Centre - 8.9 Miles * Cardiff City Centre - 27.5 Miles * J36 of the M4 Motorway - 7.0 Miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entered via uPVC door with adjacent glazed panel into an entrance porch with tiled flooring and internal door with original stained glass windows leads into the main hallway.

The main hallway offers laminate flooring, carpeted staircase up to the first floor, built-in understairs storage cupboard and further built-in storage. All oak doors lead off and the hallway leads straight down to the rear of the property with a partly glazed door out to the rear garden.

Double oak doors leads into the main living room which is a superb sized reception room with carpeted flooring, two sets of windows overlooking the rear garden and built-in storage. A central feature electric fireplace set on a hearth with surround.

The sitting room is a great size second reception room with carpeted flooring and windows overlooking the front.

The WC/cloakroom has been fitted with a vanity unit with wash-hand basin with laminate flooring, windows to the front leading into a separate WC. The kitchen/breakfast room has been fitted with a range of coordinating shaker style wall and base units and complementary work surfaces over. A central island with a breakfast bar area. The kitchen benefits from tiled flooring, tiled splashback, windows overlooking the rear. Integral appliances to remain include integral eye-level oven and grill, 4-ring induction hob with extractor fan. Space is provided for freestanding fridge freezer and dishwasher. Bi-folding doors open out into a dining room with ample space for freestanding dining furniture, laminate flooring and windows to the front. A door off the kitchen straight out to the main hallway and a door out to the outer hallway.

The outer hallway leads into the utility which has been fitted with a range of high gloss wall and base units and complementary work surfaces over. There is space and plumbing provided for two appliances and further built-in storage with window overlooking the rear.

Off the outer hallway is a boiler room housing the gas boiler and a further downstairs WC/cloakroom. A partly glazed door leads out to the side of the property.

FIRST FLOOR

The first floor landing offers carpeted flooring, windows to the rear and access to the loft hatch. The loft has been fully boarded with ample space for storage. Off the landing is a built-in airing cupboard, further built-in storage and a large walk-in storage room.

The main bedroom is a generous size room with carpeted flooring and windows to the rear. Bi-folding doors leading into a spacious dressing room fitted with wardrobes and windows to the front. The ensuite shower room has been fitted with a 3-piece suite comprising of a corner shower cubicle with thermostatic shower with body jets and freehand shower head, WC and wash-hand basin with wooden effect vinyl flooring, partly tiled walls and window to the front. Bedroom two is a great size second room, formerly two separate rooms, with carpeted flooring, built-in storage, dual aspect windows to the side and rear.

Bedroom three is a double bedroom with carpeted flooring, windows to the front and a partly glazed door leading out onto a side balcony.

Bedroom four is another double bedroom with built-in storage, carpeted flooring and windows to the rear.

The family bathroom has been fitted with a 3-piece suite comprising of a panelled bath with mixer tap, WC and wash-hand basin set within a vanity unit. The bathroom offers stone effect vinyl flooring, tiled walls and two windows to the front.

GARDENS AND GROUNDS

Approached off Brookfield Road No.21 benefits from a generous corner plot with a private driveway leading to the single detached garage. To the front is a generous lawned section wrapping around the property. To the rear is an enclosed garden predominantly laid to lawn with a raised patio area, all enclosed by timber fencing with two side access gates around to the front of the property. The plot extends beyond the fenced boundaries to the side.

SERVICES AND TENURE

Freehold. All mains services connected. EPC Rating "C". Council Tax band "E"



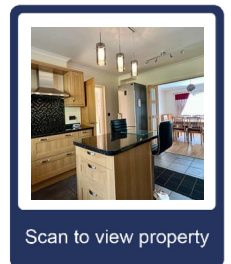


Total area: approx. 181.6 sq. metres (1955.2 sq. feet)

All measurements are approximate and for display purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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