



43, Darren View
Maesteg, CF34 9SG

Watts
& Morgan



43, Darren View

Llangynwyd, Maesteg CF34 9SG

£425,000 Freehold

5 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A well presented 5 bedroom detached property situated in a sought-after cul-de-sac in the village of Llangynwyd. The property offers wonderful views over the rolling countryside to the rear and a just a short walk from local shops, amenities and schools. Situated conveniently a short drive from Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises; entrance hall, living room, dining room/sun-room, kitchen, utility and ground floor WC. First floor; bedroom one with dressing area and en-suite shower room, 4 further good sized bedrooms and a 4-piece family bathroom. Externally offering a private gated driveway, single garage and a landscaped wraparound garden.

Directions

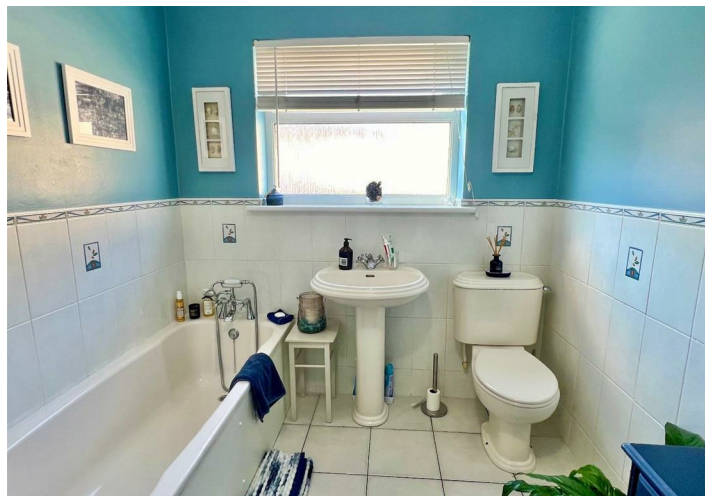
* Bridgend - 7.4 Miles * Cardiff - 29.0 Miles * J36 of the M4 - 6.2 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door into the entrance hallway with laminate flooring and a solid wood staircase leads up to the first floor. The main living room is a spacious reception room with laminate flooring, windows over-looking the front and a central feature gas fireplace with hearth and surround. Leading into a dining area with sliding doors opening out to the rear garden. The dining room benefits from laminate flooring and leads into a conservatory area with doors out to the side garden and windows over-looking the side garden. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and a wash hand basin set within unit with tiling to the walls, tiled flooring and a window to the side. The kitchen/breakfast room has been fitted with a range of coordinating wall and base units with complementary work surfaces over. With tiled flooring, tiled splashbacks, double doors to the side opening out onto a raised patio area and a further set of windows over-looking the area garden. There is ample space for a freestanding dining table. All appliances are freestanding, space is provided for a range cooker, fridge/ freezer and dishwasher. The utility is fitted with coordinating wall and base units with work surfaces over. With tiled splashbacks, tiled flooring and a partly glazed door out to the side. There is a built-in storage cupboard and space, and plumbing is provided for 2 appliances.

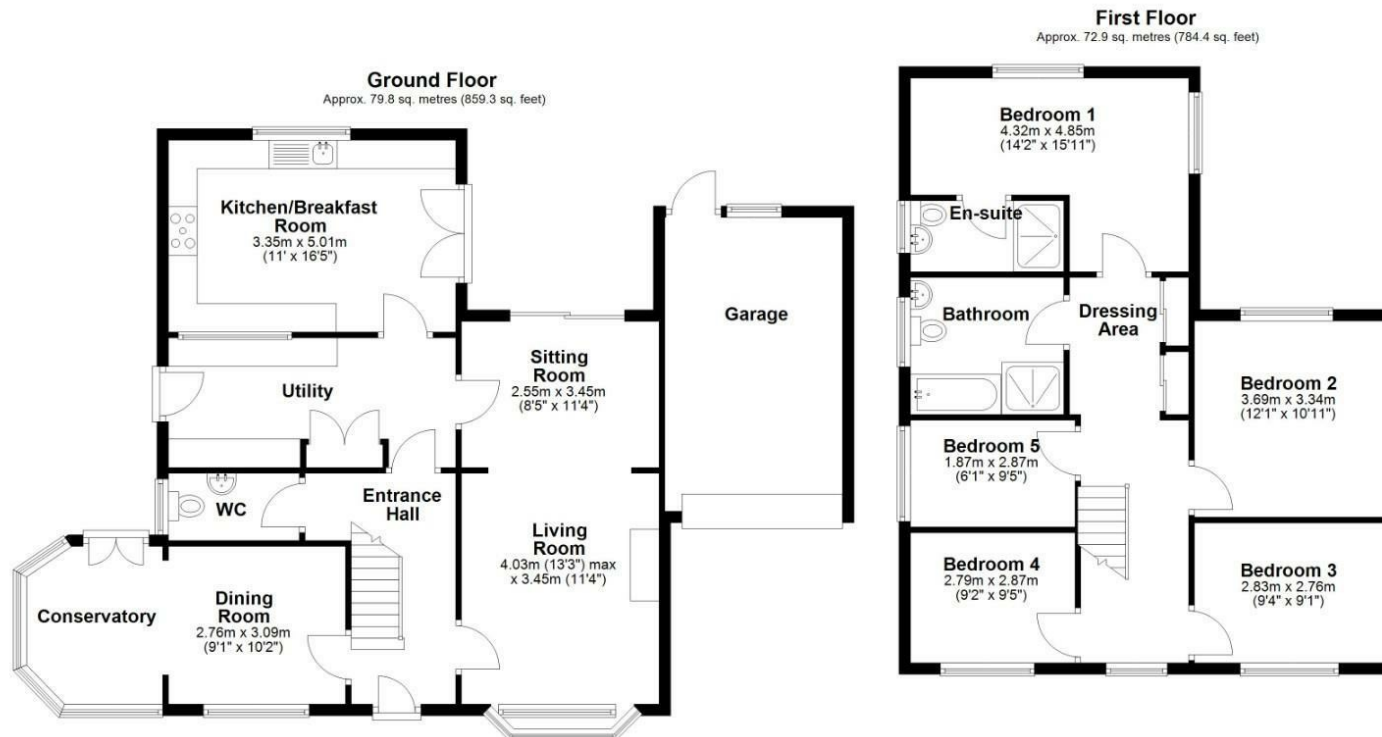
The first-floor landing offers carpeted flooring, built-in storage cupboards and access to the loft hatch. The loft hatch has a pull-down ladder and houses the 5-year-old gas combi boiler. Bedroom One is a spacious double bedroom with wooden flooring, windows to the side and rear aspects leading into a modern en-suite shower room. The en-suite is fitted with a 3-piece suite comprising of a double walk-in shower enclosure with glass sliding door, WC and a wash hand basin. With tiling to the walls, tiled flooring and a window to the side. The family bathroom is fitted with a 4-piece suite comprising of a bath with a freehand shower head, shower enclosure, WC and a wash hand basin. With tiled flooring, tiling to the walls and a window to the side. Bedroom Two is a double bedroom with built-in wardrobes, laminate flooring and windows to the rear with views over the countryside. Bedroom Three is a third double bedroom with built-in wardrobes, carpeted flooring and windows to the front. Bedroom Four is a fourth double bedroom with carpeted flooring and windows to the front. Bedroom Five/study benefits from laminate flooring and windows to the side.

GARDENS AND GROUNDS

Approached off Darren view, no. 43 benefits from a generous corner plot enclosed via private gates. There is a private driveway with off-road parking for 2 vehicles in front of the single garage with manual up and over door and power supply. This generous plot consists of a wraparound lawned garden with an abundance of colourful shrubs and flowers. To the rear of the property is a raised patio area perfect for outdoor furniture with views over the countryside and steps lead down to a further decked area with a timber framed summerhouse, green house and outside water feature. The remainder of the rear is laid to lawn with flower and shrub borders enclosed via tall hedging and there is side access around to the front driveway.


ADDITIONAL INFORMATION

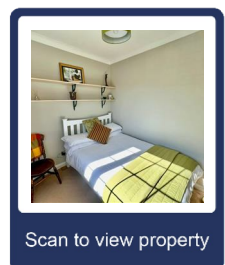
Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'E'.



Total area: approx. 152.7 sq. metres (1643.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	70
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.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on

**Watts
& Morgan**