



35 Darren View, Maesteg

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£430,000



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Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC

- A beautifully presented four double bedroom executive detached family home
- Lovingly maintained by the same vendors for thirty years
- Located within the peaceful village of Llangynwydd with enviable country views
- Spacious accommodation spread over three stories
- Three reception rooms plus an impressive open plan kitchen/dining/living space
- Bespoke fitted Laura Ashley kitchen, featuring integrated appliances and a Rangemaster cooker
- Large separate utility space with direct access into the integral double garage
- Four generous double bedrooms, each benefitting from fitted wardrobes
- Lower ground floor shower room, ground floor WC and first floor bathroom
- Ample driveway off road parking enclosed by ornate wrought iron gates and an integral double garage



Hallway

The property is entered via a UPVC and glazed panel door into the light and inviting entrance hallway, with a fixed staircase rising to the first floor accommodation. The hallway is fitted with laminate wood flooring and gives access to the lounge, sitting room, dining room, cloakroom and a second staircase leading down to the lower ground accommodation.

Lounge

22' 7" x 10' 9" (6.89m x 3.28m)

The large ground floor lounge extends the full width of the property. Formerly a sitting room and kitchen, the dividing wall has been removed to create a large open reception room, with the kitchen relocated to the lower ground floor. The room benefits from laminate wood flooring, an abundance of natural light provided via two large UPVC double glazed windows to both the front and rear aspects and a false chimney breast with recessed alcove, ideal for positioning an ornate feature fire/stove.

Sitting Room

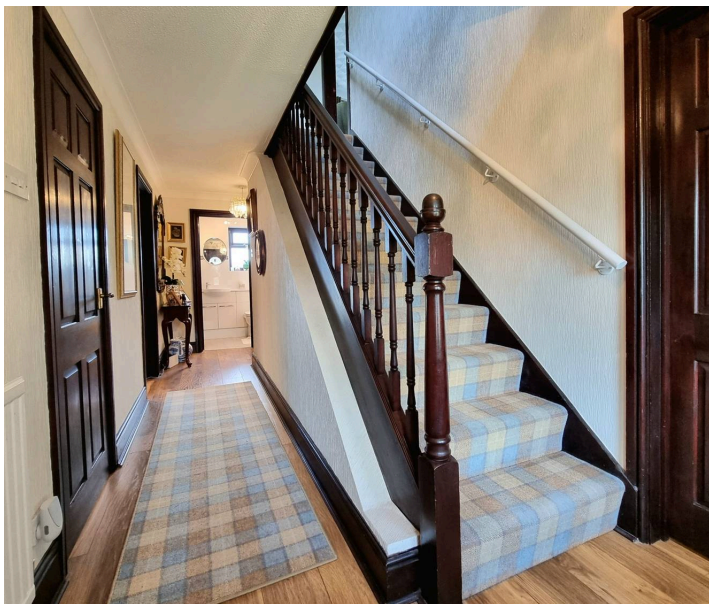
17' 7" x 12' 8" (5.36m x 3.85m)

The sitting room to the rear of the ground floor accommodation features an ornate floor to ceiling brick chimney breast, with the original flue still in place in readiness for a real gas fireplace and/or wood burning stove. The room benefits from fitted carpet flooring, charming ceiling wooden beams and a large UPVC double glazed window to the rear.

Dining Room

7' 7" x 12' 6" (2.31m x 3.80m)

The third reception room on the ground floor is the formal dining room. The room benefits from a large UPVC double glazed window to the front and fitted carpet flooring. As the kitchen is now located on the lower ground floor, with space to entertain closer to the facilities, the room now offers a versatile space that can be utilised as a home office, gym, a child's play room or hobby/craft room.





WC

The cloakroom on the ground floor has been fitted with a modern white two piece suite comprising; low level WC and a vanity wash hand basin, all built into storage unit with hidden cistern. The room benefits from full height tiling to walls, laminate wood flooring and an obscure UPVC double glazed window to the rear.

Kitchen/Dining/Living Area

22' 11" x 10' 4" (6.99m x 3.15m)

The lower ground floor boasts an impressive open plan kitchen/dining/living area that extends the full length of the property. Accessed via a staircase with regulatory fire doors leading from the ground floor hallway, the bright and airy room features laminate wood flooring throughout and a contemporary corner wood burning stove to one side. The living area seamlessly flows into the dining space, with a table height breakfast bar provides a natural divide between the living space and the kitchen. The kitchen has been recently upgraded and now offers a beautiful range of bespoke Laura Ashley inspired base, larder and wall mounted units with complimenting Quartz worktops. It benefits from a free standing Rangemaster cooker, an integrated dishwasher, fridge/freezer and wine cooler and a sunk Quartz sink unit positioned beside the UPVC double glazed window and rear door. There is ornate tiled splashbacks above the worktops and within the recess above the cooker,

Utility Room

7' 6" x 12' 2" (2.29m x 3.72m)

Across the hallway from the kitchen/dining/living area is the generous sized utility room. The room is fitted with functional base and drawer kitchen units, with laminated worktops. It provides space for multiple white goods, has a stainless steel plumbed sink unit and an integrated electric oven. The room is laid to vinyl flooring and a doorway to the side provides convenient access into the integral double garage.



Shower room

7' 8" x 6' 2" (2.33m x 1.89m)

Leading off the open plan kitchen/dining/living area, a small inner hallway gives access to a generous understairs storage cupboard and the lower ground floor shower room. The shower room has been fitted with a contemporary three piece suite comprising; walk in double corner shower cubicle with a modern rainfall shower head and glazed enclosure screen, low level WC and a vanity wash hand basin, all built into storage units with a hidden cistern. The room benefits from full height tiling, laminate wood flooring, a wall mounted contemporary heated towel rail and an obscure UPVC double glazed window to the rear.

Landing

The staircase leading to the landing on the first floor features fitted carpet flooring, with a large UPVC double glaze window to the front and doorways giving access to all four bedrooms, a generous airing storage cupboard and the shared family bathroom.

Bedroom One

14' 2" x 12' 9" (4.32m x 3.88m)

The impressive double bedroom is located to the rear of the property. The room features fitted carpet flooring and provides an abundance of fitted wardrobe storage. There is a large UPVC double glazed window to the rear enjoying far ranging views.

Bedroom Two

11' 1" x 10' 11" (3.39m x 3.34m)

The second spacious double bedroom is located to the front of the property. The room features fitted carpet flooring, ample fitted wardrobe storage and benefits from a large UPVC double glazed window to the front, also benefitting from far ranging views.

Bedroom Three

10' 11" x 10' 7" (3.34m x 3.23m)

Bedroom three is a comfortable double sized bedroom located to the front of the property. The room features fitted carpet flooring, ample fitted wardrobe storage and a large UPVC double glazed window to the front, enjoying the same views as bedroom two.



Bedroom Four

11' 1" x 7' 9" (3.37m x 2.37m)

The fourth good sized double bedroom is located to the rear of the property. The room benefits from fitted carpet flooring, a large double wardrobe and a UPVC double glazed window to the rear, enjoying the same views as bedroom one.

Bathroom

6' 11" x 9' 1" (2.10m x 2.78m)

The well appointed shared bathroom has been fitted with a modern white four piece suite comprising; panel bath with over bath shower head tap attachment, corner shower cubicle with fully glazed shower screen, low level WC and vanity wash hand basin, both set within a hidden cistern offering built in storage. There is full height tiling to walls, vinyl fitted flooring, a wall mounted heated towel rail and an obscure UPVC double glazed window to the rear.

Front Garden

Enclosed by a half height wall, a mature hedgerow and ornate wrought iron gates, the front aspect of the property mainly enjoys a long sweeping lawned garden, which wraps around to one side of the property. There is a sheltered front veranda area and paved pathways leading to the front door and driveway.

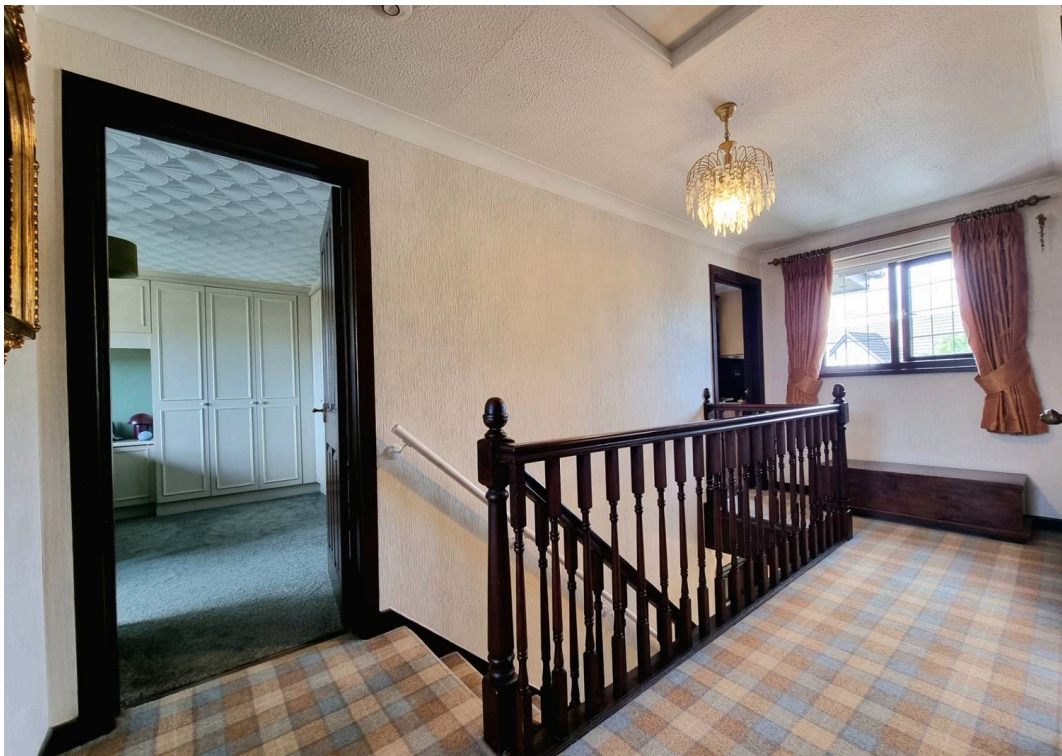
Rear Garden

The beautifully landscaped rear garden boasts a large paved patio area, formerly a tarmac extension to the side driveway, giving access to the integral double garage. The tarmac has been recently replaced with flagstone paving that extends the full width of the property. Beyond the patio, a generous lawned area extends to the far boundary.

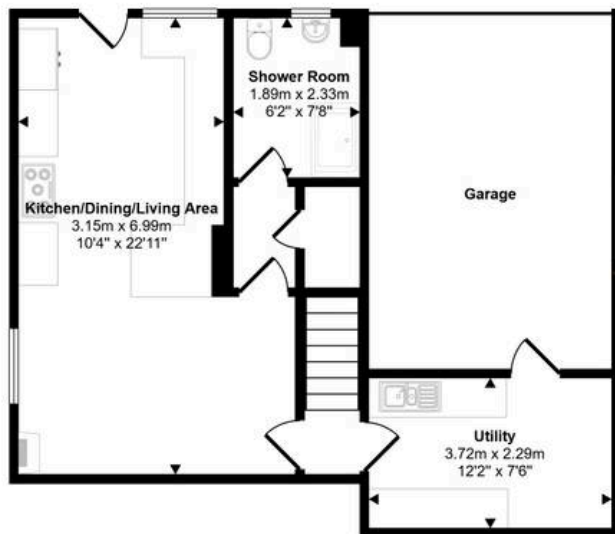
Driveway & Double Garage

To the side of the property, tall wrought iron double gates give access to a large, gently sloping tarmac driveway. Uniquely positioned to the rear and offering excellent scope for conversion, the integral double garage features an insulated electronic up and over garage door and benefits for internal lighting, power supply and direct internal property access.

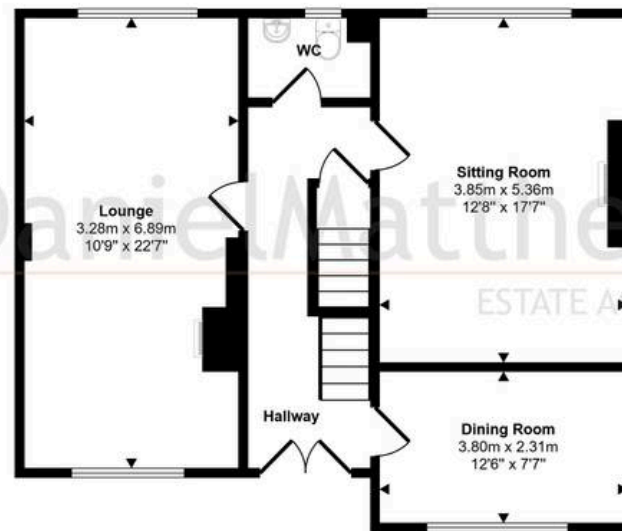




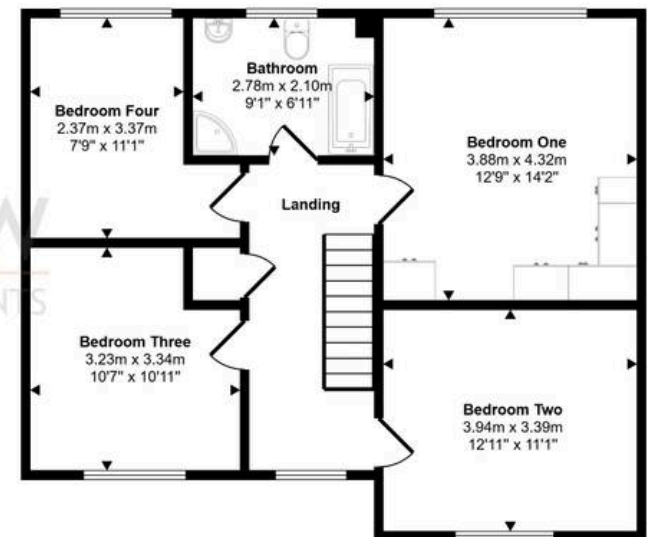
Approx Gross Internal Area
202 sq m / 2179 sq ft



Lower Ground Floor
Approx 67 sq m / 718 sq ft



Ground Floor
Approx 68 sq m / 727 sq ft



First Floor
Approx 68 sq m / 734 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.



Daniel Matthew Estate Agents

Daniel Matthew Estate Agents, 10 Canolfan - CF31 2LL

01656750764

info@danielmatthew.co.uk

www.danielmatthew.co.uk/

DanielMatthew
ESTATE AGENTS