

4-6 Dunraven Place, Bridgend. CF31 1JD

Sales: (01656) 653274 Rentals: (01656) 655061 Fax: (01656) 766568

Email: bridgend@garethledwards.com Web: www.garethledwards.com

100 Cwrt Coed Parc
Maesteg
Bridgend.
CF34 9DR

£269,995



- 6 bed self build detached property
- Spacious family accommodation
- Two en-suite bedrooms
- Driveway to integral garage
- Internal viewing recommended



Ref: PRA10307

Viewing Instructions: Strictly By Appointment Only

General Description

A six bedroom three storey self build detached property located in Maesteg within easy access of local facilities, local rail link and Junction 36 of the M4 Motorway. The property offers spacious family accommodation and is offered for sale inclusive of upvc double glazing and gas central heating, two en-suite bedrooms, all carpets, blinds and light fittings where fitted are to remain. The accommodation comprises - Ground Floor - Entrance Hall, Lounge, Dining Room, Sitting Room, Utility Room and Cloakroom - First Floor - Landing, Four Bedrooms with En-suite to Master and Bedroom 4 and Family Bathroom - Second Floor - Landing and Two Further Bedrooms - Outside - Front and Rear Gardens, Integral Garage.

Accommodation

Ground Floor



Entrance Hall

Via upvc front door with stained glass panel, upvc side panel with obscured glazed leaded light feature window, coved and skimmed ceiling with chrome sunken spot lighting, Karndene flooring, spindle staircase to first floor, door to under stair storage cupboard, radiator, light oak panelled doors off to:-



Lounge (16' 05" x 16' 01") or (5.00m x 4.90m)

Coved and skimmed ceiling with rose centre piece, Karndene flooring, Bay window with leaded light feature to front, radiator.



Dining Room (13' 05" x 7' 07") or (4.09m x 2.31m)

Coved and skimmed ceiling, Karndene flooring, window to side, radiator.



Sitting Room (15' 08" x 13' 0") or (4.78m x 3.96m)

Coved and skimmed ceiling, Karndene flooring, upvc French doors to rear, radiator.



Kitchen (14' 09" x 13' 01") or (4.50m x 3.99m)

Coved and skimmed ceiling, chrome sunken spot lighting, ceramic tiled flooring, a range of wall and base units in cream shaker style with chrome fittings, complementary work surface, gas hob and electric oven, extractor fan, one and a half bowl stainless steel sink unit, splashback tiling, space for dishwasher and fridge/freezer, window to rear, ample room for table and chairs, white panelled door to integral garage, archway into:-

Utility Room (11' 05" x 8' 0") or (3.48m x 2.44m)

Coved and skimmed ceiling, extractor fan, ceramic tiled flooring, a range of base units in cream shaker style with chrome handles, complementary work surface, chrome sink unit, splashback tiling, window to rear, upvc half glazed door to side, door into:-



Cloakroom

Coved and skimmed ceiling, ceramic tiled flooring, two piece suite in white with chrome fittings comprising wash hand basin and w.c., obscured glazed window to side, radiator.

First Floor



Landing

Impressive landing with coved and skimmed ceiling, carpet, window to front with leaded light feature, radiator, doors off to:-



Master Bedroom (14' 05" x 13' 03") or (4.39m x 4.04m)

Skimmed ceiling, carpet, contemporary black and chrome glass sliding door wardrobes to one wall, window to front with leaded light feature with views over the Llynfi valley, radiator, door to walk in wardrobe with coved and skimmed ceiling, radiator and ample storage - door into:-



Master En-Suite

Coved and skimmed ceiling, tiled walls, high gloss ceramic tiled flooring, three piece suite in white with chrome fittings comprising wash hand basin, w.c. and panelled bath with chrome power shower over and glass shower screen, obscured glazed window to side, extractor, radiator.



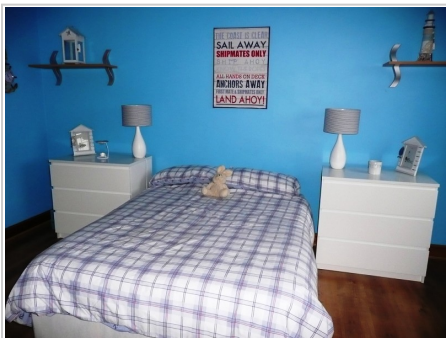
Bedroom 2 (15' 03" x 13' 01") or (4.65m x 3.99m)

Coved and skimmed ceiling, laminate flooring, light oak double fitted wardrobes, window to rear, radiator.



Bedroom 3 (12' 11" x 11' 11") or (3.94m x 3.63m)

Coved and skimmed ceiling, laminate flooring, door to fitted cupboard with ample storage, two windows to rear, radiator.



Bedroom 4 (14' 07" x 10' 10") or (4.45m x 3.30m)

Coved and skimmed ceiling, laminate flooring, single storage cupboard with ample storage, window to front with leaded light feature, door into:-



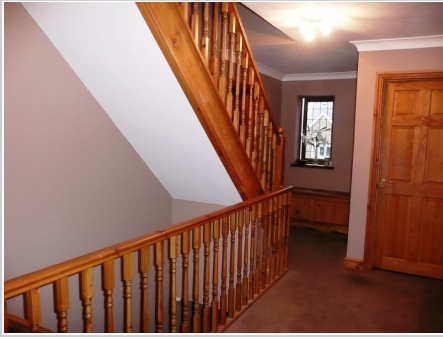
En-Suite

Coved and skimmed ceiling, extractor fan, tiled walls, non slip flooring, three piece suite comprising wash hand basin, w.c. and walk in power shower, shower curtain, obscured glazed window to side, radiator.

Family Bathroom

Coved and skimmed ceiling, chrome spot lighting, half tiled walls, ceramic tiled flooring, four piece suite in white comprising wash hand basin, w.c., corner bath with chrome mixer shower taps and freestanding shower cubicle with power shower, obscured glazed window to rear, radiator.

Second Floor



Landing

Skimmed ceiling, skylight window, carpet, doors off to:-



Bedroom 5 (15' 0" x 11' 0") or (4.57m x 3.35m)

Skimmed ceiling, skylight window, laminate flooring, under eaves storage, radiator.



Bedroom 6 (18' 08" x 15' 0") or (5.69m x 4.57m)

Two skylight windows, laminate flooring, two under eaves storage cupboards, contemporary high gloss white fitted wardrobes with chrome fittings, radiator.

Outside

Front Garden

Generous sized garden laid to lawn, driveway with parking to INTEGRAL GARAGE with up and over door, power and lighting.

Rear Garden

Patio area, elevated garden with mature trees, plants and shrubs.

Disclaimer

Note: The services have not been tested by the agent.

The measurements herein contained have been taken with a sonic tape and their accuracy cannot be guaranteed, they are for guidance only and should not be relied upon.

These details are merely the opinion of the agent; therefore, possible buyers should check the relevant points to form their own conclusions.

Viewing: By appointment via the Bridgend Office, we shall be pleased to arrange access. However, we do recommend that potential buyers 'drive by' the area prior to making a firm appointment.

THESE DETAILS ARE SUBJECT TO VENDOR APPROVAL AND MAY BE AMENDED.

Tenure

Freehold

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:75

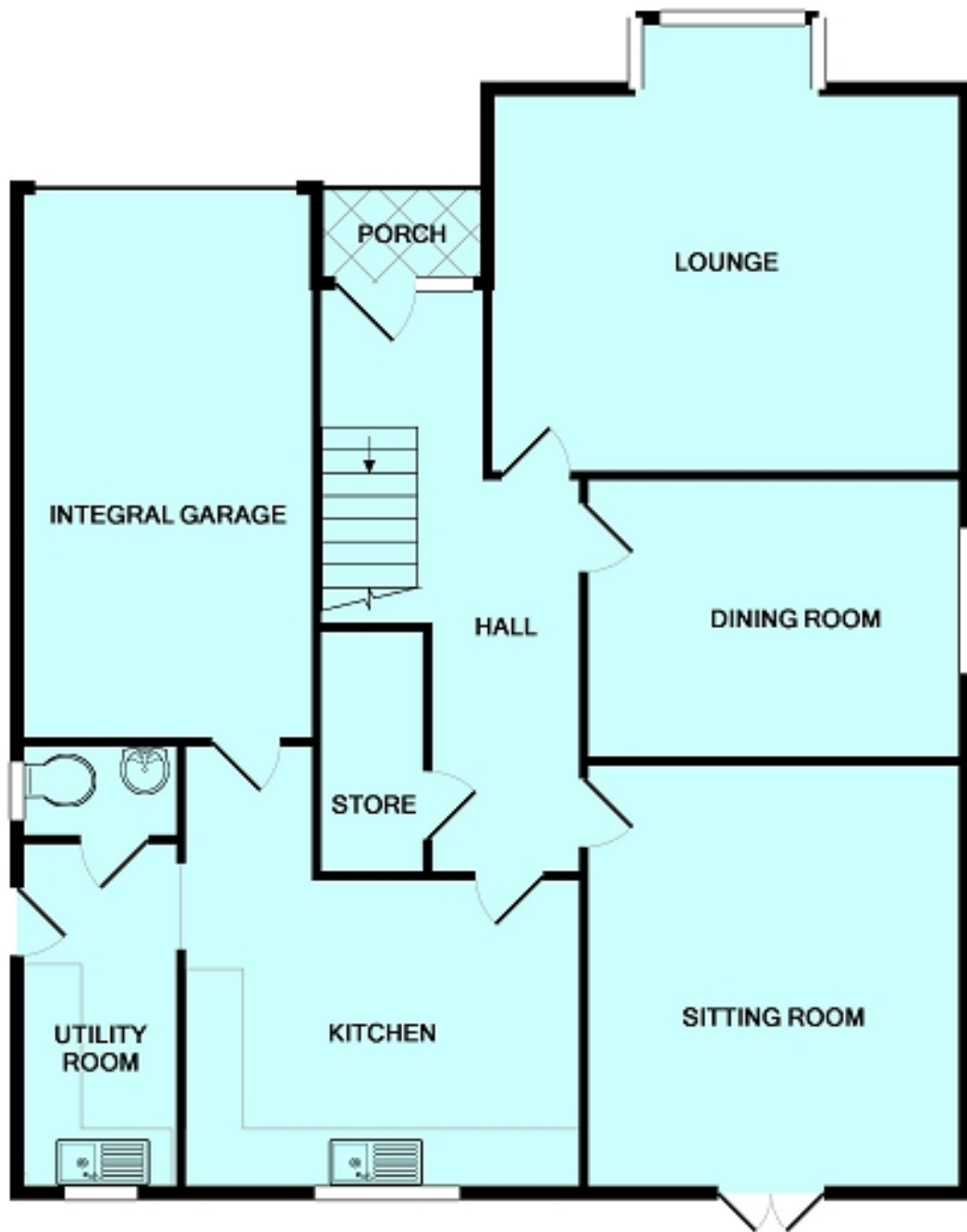
Tenure

We are informed that the tenure is Freehold

Council Tax

Band F

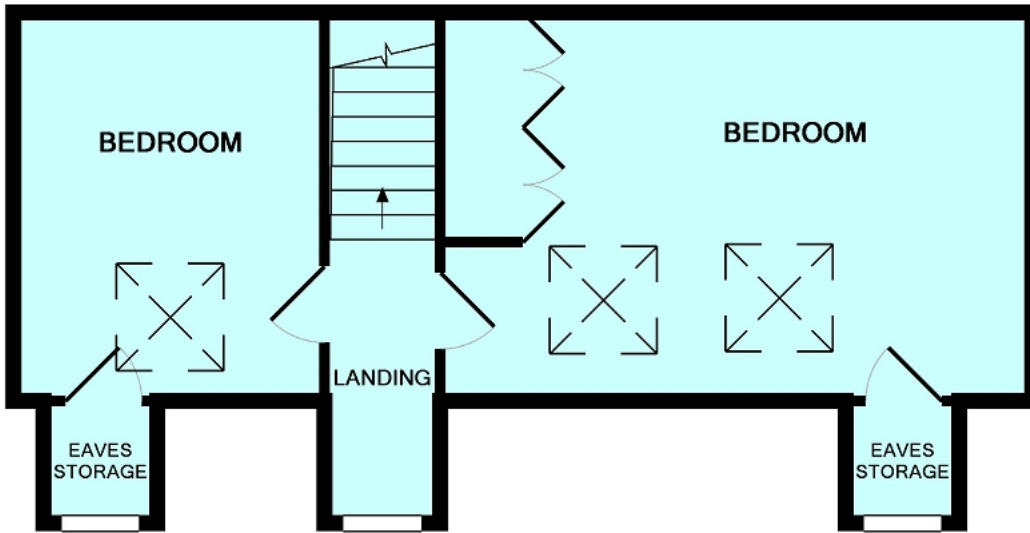




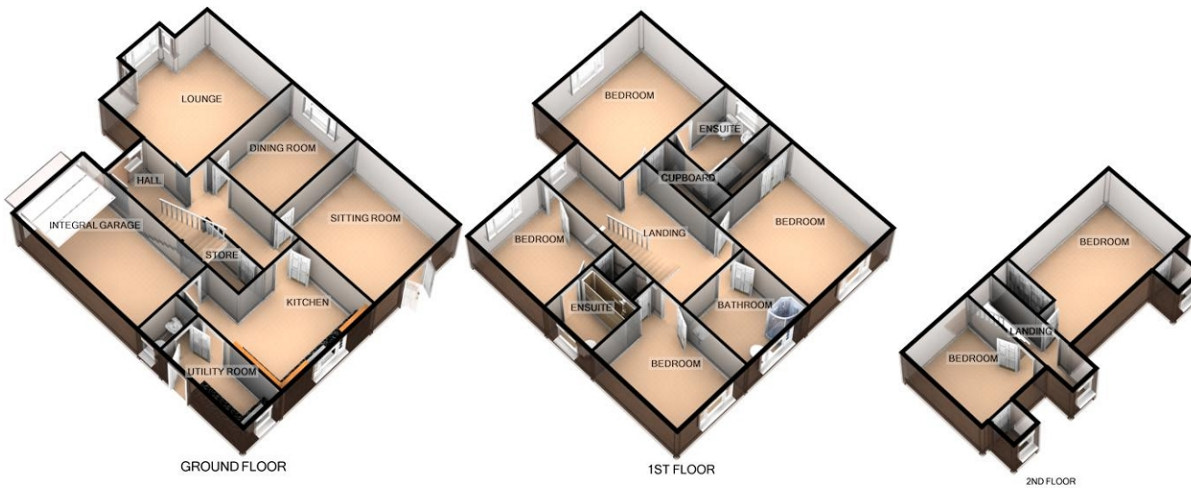
GROUND FLOOR



1ST FLOOR



2ND FLOOR



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2013

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Performance Certificate



100, Cwrt Coed Parc, MAESTEG, CF34 9DR

Dwelling type:	Detached house	Reference number:	8393-5880-7629-4127-5073
Date of assessment:	28 October 2013	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	29 October 2013	Total floor area:	225 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

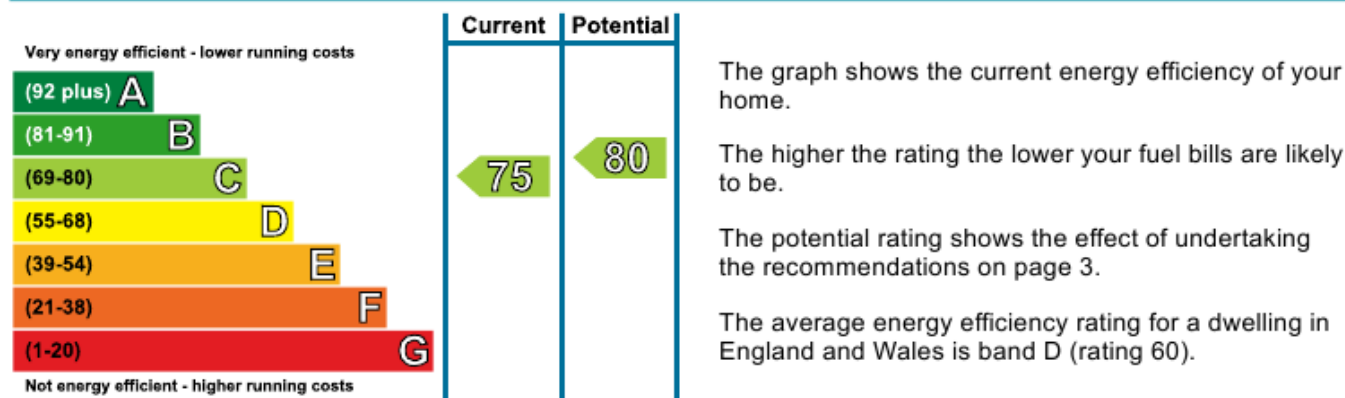
Estimated energy costs of dwelling for 3 years:	£ 3,342
--	----------------

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 348 over 3 years	£ 348 over 3 years	Not applicable
Heating	£ 2,652 over 3 years	£ 2,652 over 3 years	
Hot Water	£ 342 over 3 years	£ 342 over 3 years	
Totals	£ 3,342	£ 3,342	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 750	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.