



21, Brynmawr Place  
Maesteg, CF34 9PB

Watts  
& Morgan



# 21, Brynmawr Place

Maesteg CF34 9PB

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**£290,000 Freehold**

**3 Bedrooms | 1 Bathrooms | 2 Reception Rooms**

An immaculately presented three-bedroom semi-detached Victorian-style property, renovated to a high standard with luxury finishes. Situated in a popular area close to local schools, Maesteg Town Centre, amenities and public transport links, this property makes an ideal family home.

The accommodation comprises : a welcoming entrance hall, lounge with bay windows, and wood burner second sitting room with UPVC double doors and a modern kitchen / dining room.

To the first floor: three spacious bedrooms and a luxurious 4-piece bathroom. Externally, the property offers: front and rear gardens, a landscaped rear garden with access to a garden bar, outdoor WC and the annex with rear lane access. The annex includes a kitchenette, shower room and lounge area, currently used as an office.

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## Directions

\* Bridgend Town centre- 8.6 Miles \* Cardiff City Centre - 27.2 Miles \* J36 of the M4 - 7.3 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a composite door with obscured glass to front. The hallway offers solid wood parquet flooring a generous understairs storage cupboard. A Staircase leads up to first floor and doors to lounge, dining room and kitchen. The living room is a great sized reception room offering solid wood parquet flooring a bay window to the front and a central feature wood burning stove set on a slate hearth. The sitting room is a spacious second reception room with patio doors opening out to the rear garden and continuation of the solid wood flooring. The kitchen/ dining room to the rear has windows to the side aspect and a door leading to the rear garden. The kitchen has been fitted with a modern range of two-tone wall and base units with complementary quartz worktop space over. Integrated appliances to remain include 1 1/5 sinks with mixer tap and a waste disposal. Integrated combi microwave/oven, cooker, gas hob, fridge freezer, washing machine/tumble dryer and dishwasher. The kitchen has tiled flooring and ample space for a freestanding dining table.

The first-floor landing offers access to the attic and a built-in storage cupboard. Doors lead off to three bedrooms and bathroom. Bedroom one benefits from laminate flooring and two sets of upvc sash windows to front. Bedroom two is second double room offering laminate flooring and a upvc window to rear. The third bedroom benefits from laminate flooring and upvc window to side. The Luxury four-piece bathroom suite comprising of a WC, a wash hand basin with gold mixer tap, a large walk-in shower cubical with gold fixtures and a ceiling waterfall shower and a bath with gold mixer tap and shower head. The bathroom features tiled flooring and part tiled walls. There is a Upvc window with obscured glass to rear.

### GARDENS AND GROUNDS

Approached from Brynmawr Place, No. 21 sits in an elevated position overlooking the church and benefits from on-road parking to the front. The property enjoys both front and rear landscaped gardens, with a timber gate providing access to the rear garden. The rear garden is fully enclosed and features a patio area ideal for outdoor furniture and entertaining. From here, there is access to an outdoor WC, a garden bar and steps with a glass balustrade leading up to the annex. The garden bar offers laminate flooring, fitted units, worktop space and a roller-shutter bar window—perfect for hosting. The outdoor WC is fitted with a WC and wash-hand basin, with tiled flooring and splashback for easy maintenance.

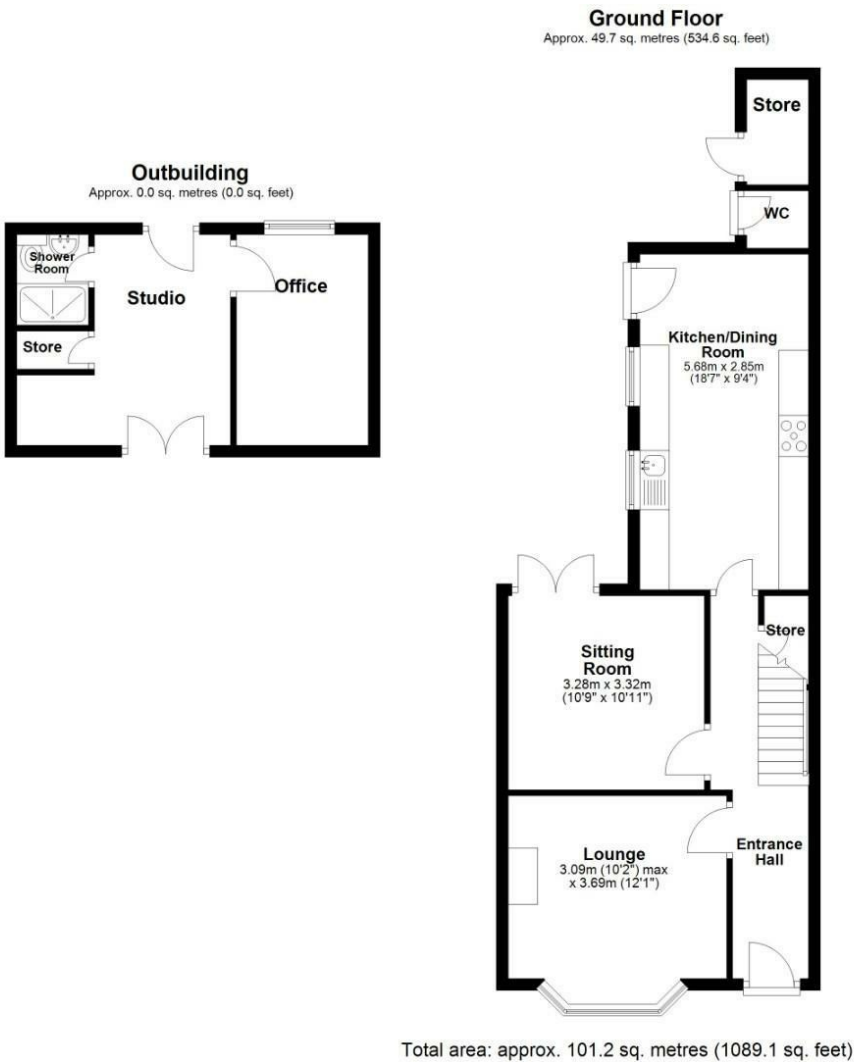
### ANNEX

The annex is a fantastic, versatile space, offering multiple potential uses such as a home office, guest suite or studio. Double doors open to the rear, complete with a roller-shutter door providing convenient rear lane access. To the front, UPVC double doors lead into an entrance hallway which opens into a well-appointed kitchenette. This area is fitted with wall and base units, worktop space and a stainless-steel sink with mixer tap. From the hallway, doors lead to a modern shower room and a spacious lounge/office/bedroom, complete with a front-facing UPVC window. The annex also benefits from its own wall-mounted gas combination boiler, providing independent heating and hot water.

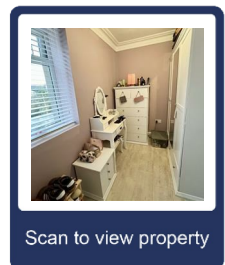
### ADDITIONAL INFORMATION

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





| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92-plus) <b>A</b>                          |           | <b>85</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            | <b>64</b> |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| England & Wales                             |           | EU Directive 2002/91/EC  |



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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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