

Payton
Jewell
Caines



Darren View, Maesteg, Bridgend. CF34 9SG

£515,000

PJC PAYTON
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BEAUTIFULLY PRESENTED detached house offering independent living with a one bedroom annex and a four bedroom house with fabulous loft conversion. Comprises entrance hall, open plan kitchen / diner, utility, lounge, four double bedrooms, en-suite shower room, bathroom and loft conversion PLUS a one bedroom annex with entrance porch, kitchen / diner, bedroom and en-suite and lounge. Connecting conservatory. Low maintenance rear garden and driveway parking. MUST BE VIEWED.

£515,000 - Freehold

- Modern five bedroom detached house
- Separated into two dwellings
- Comprising four bedroom detached and one bedroom annexe
- Fabulous loft conversion to main residence



DESCRIPTION

BEAUTIFULLY PRESENTED detached house offering independent living with a one bedroom annex and a four bedroom house with fabulous loft conversion. Comprises entrance hall, open plan kitchen / diner, utility, lounge, four double bedrooms, en-suite shower room, bathroom and loft conversion PLUS a one bedroom annex with entrance porch, kitchen / diner, bedroom and en-suite and lounge. Connecting conservatory. Low maintenance rear garden and driveway parking. MUST BE VIEWED. Total floor area 306 square meters.

This unique property offers two for one with a family home plus a one bedroom annex which is ideal for extended family or lodger. The property is beautifully presented with quality finishes throughout and is positioned at the base of a sought after cul-de-sac. There are beautiful views to the rear, enjoyed further from the loft conversion with Velux balcony top windows.

Maesteg is a popular town to the north of Bridgend with its own high street of retail and food outlets as well as local primary and secondary schools.

Key Features.

INDEPENDENT LIVING VIA SELF CONTAINED ANNEX

FOUR DOUBLE BEDROOMS to main house

Fantastic loft conversion to games room

Gas central heating with TWO independent thermostats (HIVE)

ENTRANCE TO MAIN HOUSE

Via part frosted glazed composite front door into the entrance hall.

ENTRANCE HALL

Coved ceiling, emulsioned walls, skirting, fitted carpet, PVCu frosted glazed window to the front, stairs leading to the first floor with under stairs storage. Doorway through to the open plan kitchen/diner.

OPEN PLAN KITCHEN/DINER (20' 4" x 13' 1") or (6.20m x 4.00m)

The dining area overlooks the front of the property via a PVCu double glazed window with a fitted roman blind and finished with emulsioned ceiling, emulsioned walls with one feature papered wall, skirting and fitted carpet. Square archway through to the kitchen area which also overlooks the front via PVCu double glazed window with matching roman blind. Emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and LVT flooring. A range of low level and wall mounted kitchen units in dove grey with complementary roll top work surface and inset sink with swan neck tap and moulded drainer. Integrated electric hob with overhead extractor hood, waist height electric oven, integrated fridge/freezer and dishwasher. Space for wine cooler and microwave and built in wine storage.

UTILITY ROOM

Coved ceiling with recessed LED spot lights, emulsioned walls, skirting, wood effect flooring, wall to wall, floor to ceiling fitted storage with shelving, plumbing for automatic washing machine and space for stacking tumble. Inset sink with mixer tap and storage below.



LOUNGE (14' 1" x 18' 4") or (4.30m x 5.60m)

Overlooking the rear via a three pane composite casement bi-folding doors and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and fitted carpet. Feature fireplace housing an electric wood burner with brick mock breast and timber mantle.

ACCESS TO ANNEX

Three aspects of PVCu frosted glazing with a PVCu door leading to the side (self contained access for the annexe). Doorway through to the bedroom.

KITCHEN/DINER (14' 5" x 12' 10") or (4.40m x 3.90m)

Overlooking the front via PVCu double glazed window with a fitted roller blind and finished with a coved ceiling, emulsioned walls with one feature papered wall, skirting and a carpet walkway through to the back door and also wood effect vinyl. A range of low level and wall mounted kitchen units in shaker style with complementary roll top work surface and ceramic tiles to the splash back. Inset one and half basin sink with swan neck tap and drainer. Plumbing for dishwasher, space for American style fridge/freezer, integrated double electric oven and electric hob with overhead extractor hood and storage below. Part frosted glazed PVCu door leading out to the side porch.

ANNEXE LOUNGE (16' 1" x 12' 10") or (4.90m x 3.90m)

Coved ceiling, emulsioned walls, skirting, fitted carpet, feature mock fireplace in facing brick work with wooden mantle and area to house an electric wood burner style fire.

ANNEXE BEDROOM (12' 10" x 10' 2") or (3.90m x 3.10m)

Overlooking the rear via PVCu double glazed window with a fitted roman blind and finished with a coved ceiling, papered walls, skirting and fitted carpet. Fitted storage comprising wardrobes and over bed storage, two mirrored doors and a door through to the en-suite shower room.

EN-SUITE SHOWER ROOM

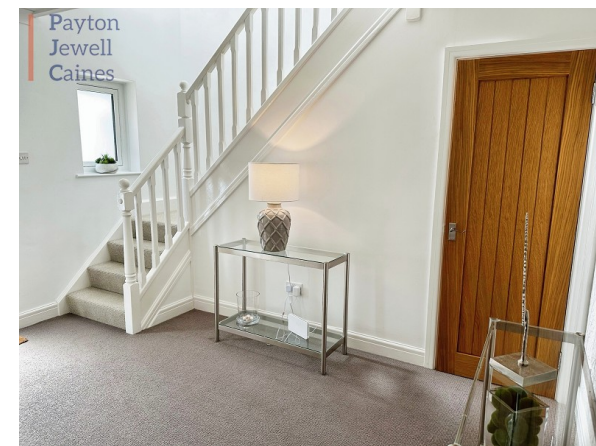
PVCu frosted glazed window to the rear, access to loft storage, PVCu tongue and groove ceiling and cladding to the walls, skirting and ceramic tiled flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and storage below and large shower cubicle housing a wall mounted electric shower with grab rails and fully glazed door. Fitted storage cupboard with shelving and a radiator.

CONSERVATORY (8' 2" x 20' 0") or (2.50m x 6.10m)

Antiglare polycarbonate sloping roof, three aspects of PVCu double glazing and a part glazed PVCu door leading out to the rear with fitted day/night blinds on two sides. Wall mounted spot lights, wood effect flooring and radiator. PVCu double glazed French doors with side glazed panels leading through to the annexe lounge.

MAIN HOUSE LANDING

Via stairs with fitted carpet and wooden balustrade. PVCu frosted glazed window to the front, coved ceiling, emulsioned ceiling with recessed LEDs, emulsioned walls, skirting and fitted carpet. Further staircase leading to the loft room.



BEDROOM 1 (13' 0" x 20' 6") or (3.95m x 6.25m)

Fabulous split level room with abundant natural light. Overlooking the front via two PVCu double glazed windows both with fitted roller blinds and finished with central spot lights, coved ceiling, emulsioned walls, skirting and fitted carpet. Doorway through to the en-suite.

EN-SUITE

PVCu frosted glazed window to the side with a fitted roller blind, central spot lights, PVCu clad walls and vinyl flooring. Three piece suite in white comprising w.c. wash hand basin with vanity shelf and storage below and to the side and a large walk in shower housing a wall mounted electric shower with fully glazed screen and a doorway through to the dressing room.

DRESSING ROOM / BEDROOM (14' 1" x 13' 1") or (4.30m x 4.0m)

Overlooking the rear via PVCu double glazed window with a fitted roller blind and finished with a coved ceiling, emulsioned walls, skirting and fitted carpet. Recessed fitted wardrobes with hanging rails.

BEDROOM 2 (12' 10" x 17' 1") or (3.90m x 5.20m)

Overlooking the rear via PVCu double glazed window with a fitted roller blind and finished with a coved ceiling, emulsioned walls, skirting and wood effect flooring. Floor to ceiling, wall to wall fitted wardrobes with sliding mirrored doors.

FAMILY BATHROOM (12' 10" x 12' 2") or (3.90m x 3.70m)

Overlooking the rear via PVCu frosted glazed window with a fitted roller blind, coved ceiling, recessed LED spot lights, emulsioned walls with wood panelling, skirting and ceramic tiles to the floor. Four piece suite in white comprising w.c. wash hand basin, corner bath with chrome mixer tap and shower hand attachment and a large walk in shower housing a plumbed shower with a rain water head and fully glazed doors. Fitted storage cupboard housing the hot water tank and additional shelving.

BEDROOM 4 (14' 5" x 10' 10") or (4.40m x 3.30m)

Overlooking the front via PVCu double glazed window with a fitted roller blind and finished with a coved ceiling, emulsioned walls, skirting and fitted carpet. Wall to wall, floor to ceiling fitted wardrobes with sliding mirrored doors.

LOFT ROOM (28' 3" x 10' 2") or (8.60m x 3.10m)

Overlooking the rear via two double glazed velux windows and an additional three velux windows which are tilt n turn out to the external balcony. Emulsioned ceiling and walls with recessed LED spot lights, skirting and fitted carpet. Two wall mounted electric radiators, doorway through to a large storage area with light.

OUTSIDE

Enclosed rear garden laid to two separate patios and an area of decorative stone with perimeter and raised beds, composite fencing to the rear and to the sides. Brick built storage housing plumbing for automatic washing machine, space for tumble and wall mounted Worcester gas fired boiler as well as further kitchen storage. Side gated access back to the front and a door through an outside w.c.


Enclosed front garden laid to Cotswold stone with mature trees, steps leading to the front of the property and driveway parking.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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