



2 St. Davids Court, Garth, Maesteg,
Bridgend, CF34 0BF

WATTS & MORGAN 160 YEARS



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£465,995 Freehold

6 Bedrooms : 4 Bathrooms : 2 Reception Rooms

Watts & Morgan are delighted to offer to the market this executive style six bedroom detached self-build property located in Garth, Maesteg. Positioned in a small close of four similar style houses; within walking distance to local amenities and close proximity to reputable schools and J36 of the M4. Accommodation comprises; entrance hallway, cloakroom/WC, bay-fronted lounge, sleek kitchen/dining/family room with integral appliances, utility room. First floor landing, two bedrooms with en-suite shower rooms, two further double bedrooms and a 4-piece luxurious bathroom. Second floor offering two further double bedrooms and a shower room. Externally enjoying private driveway parking for 2/3 vehicles leading to a large integral garage, and low maintenance rear garden. No ongoing chain. EPC Rating; 'C'.

- Bridgend Town Centre 8.1 miles
- Cardiff City Centre 26.7 miles
- M4 (J36) 6.9 miles

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Summary of Accommodation

GROUND FLOOR

Entrance via a uPVC glazed door into the welcoming hallway offering a carpeted staircase to first floor landing with understairs storage cupboard for cloaks and shoes; large high gloss tiled flooring with underfloor heating and leads into a 2-piece cloakroom/WC.

Double doors open through into the generous size lounge which enjoys a uPVC bay window to the front aspect; offering continuation of large high gloss ceramic floor tiles with underfloor heating and a central feature to the room is the remote controlled electric fire with alcove for TV above.

Located to the rear of the property lies the impressive kitchen/dining/family room which is a superb south-facing room offering double French doors leading to rear garden.

The kitchen has been fitted with a range of high gloss handle-less wall and base units with under cabinet and plinth lighting, mirrored brick effect tiles and granite work surfaces. A range of integral appliances to remain include; 'Lamona' 4-ring induction hob with extractor hood over, 'Beko' double oven with grill, microwave, fridge/freezer and dishwasher. Further featuring a; 'Franke' inset stainless steel one and a half sink unit with mixer tap over. and uPVC window with granite sill. The granite surface wraps around into a breakfast bar area with space for high stools and the dining area provides ample space for dining furniture; offering continuation of large high gloss ceramic floor tiles with underfloor heating and a courtesy door leads into the utility room.

The utility room offers additional base units with plumbing facilities, stainless steel sink unit, and two doors lead to the side access and into the garage.

FIRST FLOOR

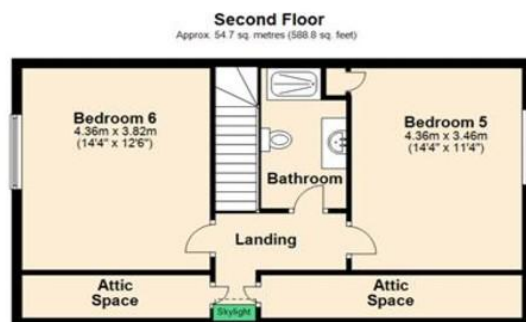
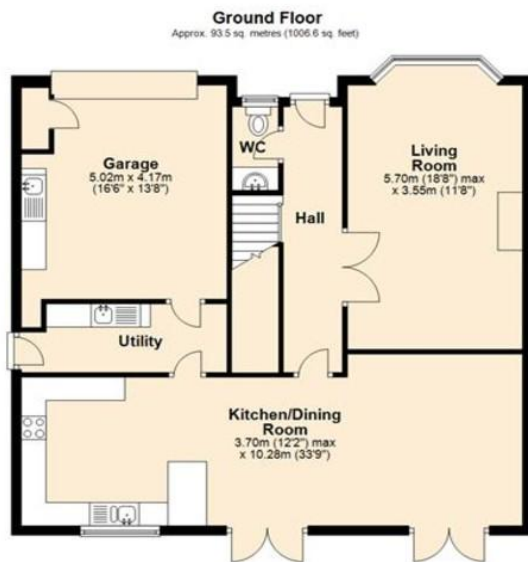
The first floor landing provides a storage cupboard with shelving for laundry and a carpeted staircase leads up to second floor.

Bedroom one is a superb size double room with sliding patio doors leading out onto a balcony with steel balustrade offering beautiful views over the Valley and countryside beyond. Enjoying a fully tiled 3-piece en-suite shower room with double shower enclosure, wash hand basin and WC.

Bedroom two is another good size double room, neutrally decorated to offer carpeted flooring and a 3-piece en-suite shower room with airing cupboard housing the hot water tank.

Two further double bedrooms are offered to this floor both overlooking the Maesteg Bowls green and Valley beyond.

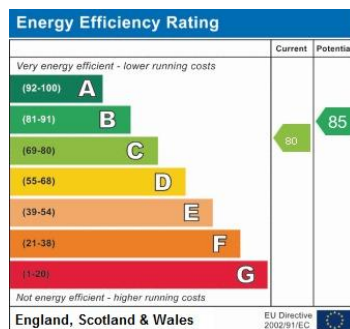
The family bathroom has been fitted with a luxurious 4-piece suite comprising; double shower enclosure, two person bath, wash-hand basin set within vanity unit and WC. Offering partly tiled walls, ceramic tiled flooring and a chrome heated towel rail.



Total area: approx. 238.2 sq. metres (2564.1 sq. feet)

All measurements are approximate and for display purposes only.
Plan produced using PlanUp.

2 St Davids Close, Maesteg



SECOND FLOOR

The second floor landing provides two boarded eaves storage spaces and additional loft space.

Two further double bedrooms are presented to this floor both enjoying carpeted flooring and uPVC window.

A 3-piece shower room services the second floor with fully tiled double shower enclosure, wash hand basin and WC with marble-effect tiled flooring and a chrome heated towel rail.

GARDENS AND GROUNDS

No.2 is approached off St. Davids Court onto a block paviour driveway providing off-road parking for 2/3 vehicles leading to a larger than average integral single garage with remote-controlled electric door; offering full power supply and houses the gas central heating boiler.

To the rear of the property offers a south-facing low maintenance fully enclosed landscaped garden enjoying a flagstone patio area with footpath leading around the garden onto an astro turf section; a private garden backing onto Maesteg Bowls green with views over the Valley beyond. Further presenting two generous side sections to the garden which offer space for recycling/storage.

SERVICES AND TENURE

All mains services connected. Freehold.



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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