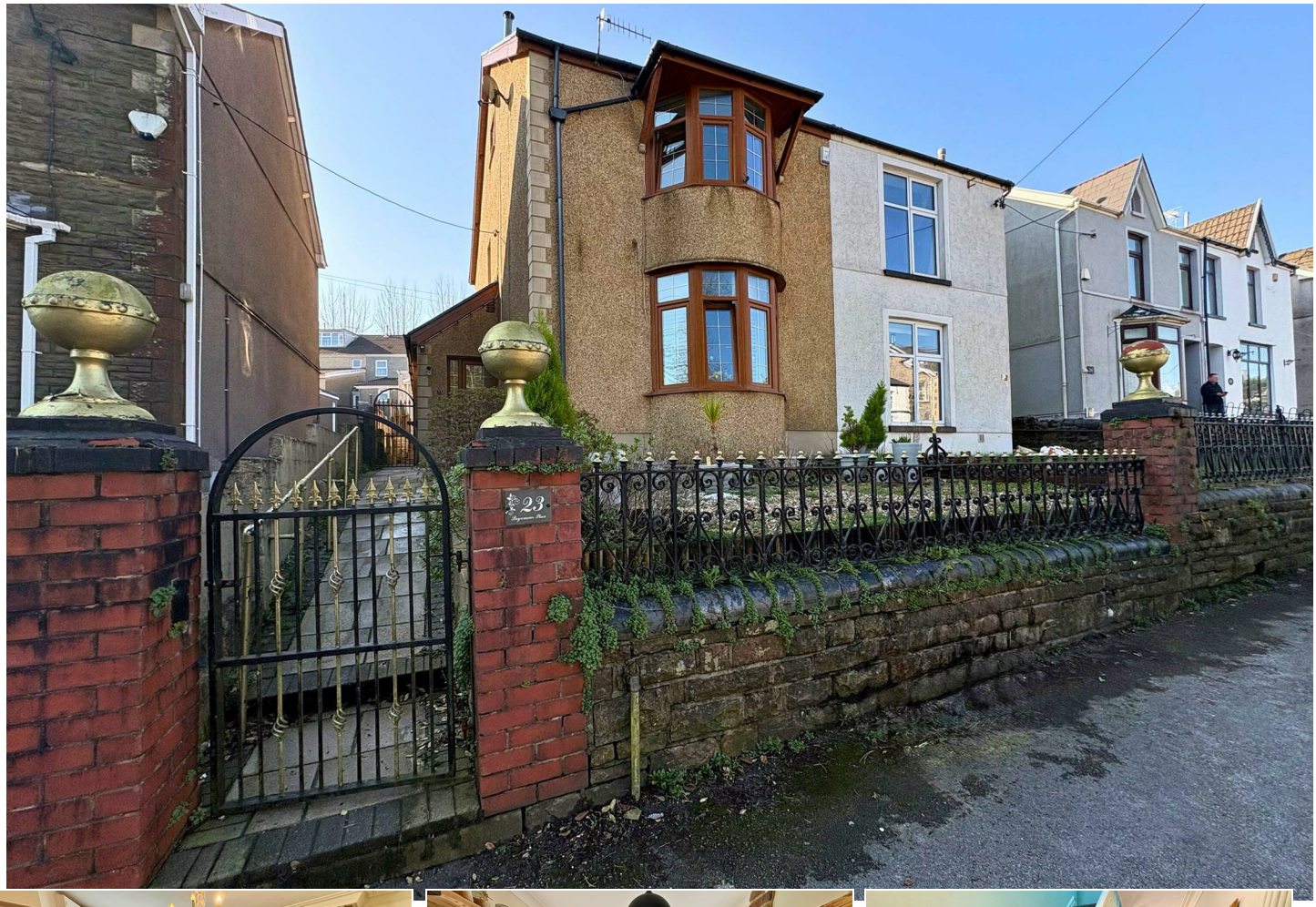
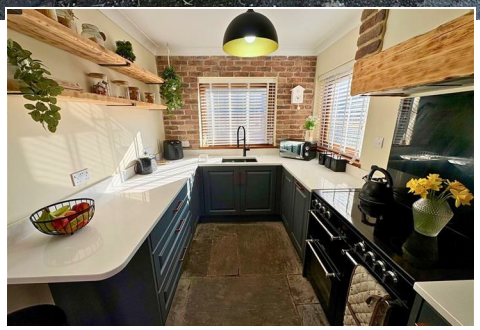
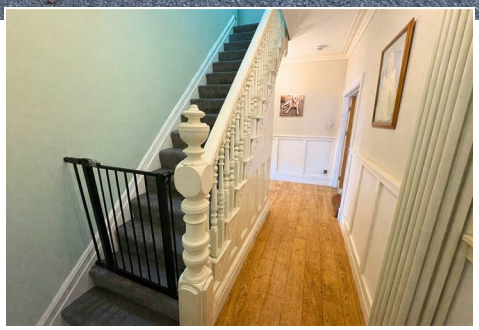






23 Brynmawr Place, Maesteg, CF34 9PB

£270,000

We are delighted to present for sale this three bedroom, semi-detached property on Brynmawr Place, Maesteg. The surrounding homes are largely long held, adding to the settled, neighbourly atmosphere that defines this pocket of Maesteg and makes it such an appealing place to live.

As you step through the front door, you are welcomed into a central hallway that provides a natural sense of flow through the property. There is ample room for dining, making this a natural hub of the home where cooking, family meals and entertaining effortlessly come together. The beautifully presented kitchen combines modern functionality with rustic charm.

The property in total comprises:- entrance hallway, lounge, dining room, kitchen and a shower room to the ground floor with an additional utility room accessed via the rear garden. Landing, two double bedrooms (one with it's own dressing room) and a bathroom to the first floor. A double bedroom with it's own dressing room area and an en-suite shower room to the second floor.

The rear garden itself is thoughtfully arranged, featuring a combination of patio and artificial lawn that caters equally well to outdoor dining, play or quiet enjoyment. With a single garage behind rather than neighbouring gardens, the space feels pleasantly open and private, with minimal overlooking, enhancing the sense of seclusion rarely found in properties of this style. The location further enhances the appeal of this home, with Brynmawr Place enjoying a quiet yet highly convenient setting within Maesteg.

Local shops, cafés and everyday amenities on the town centre high street are close by, while Plasnewydd Primary School and Maesteg Train Station are both within easy reach, providing excellent links to Bridgend, Cardiff and surrounding areas. Well served by road and rail, yet tucked away within a peaceful residential setting, this is a home that truly offers the best of village living with modern connectivity.

Don't miss out, book your viewing TODAY!!

Ground Floor

Entrance Porch
Entry via a uPVC double glazed door with matching side panel, skimmed ceiling, textured walls, tiled flooring, uPVC double glazed window to the side, uPVC double glazed door into:-

Hallway

Skimmed and coved ceiling, skimmed walls with wood panelling, wood effect laminate flooring, carpeted staircase leading to the first floor, under stairs storage cupboard, hallway wraps around the staircase with an opening into the dining room, double oak doors into:-

Lounge 15'5" x 13'0" (4.71 x 3.97)

Skimmed and coved ceiling, skimmed walls with dado rail, fitted carpet, two column radiators, uPVC double glazed Bay window to the front.

Dining Room 15'3" x 9'11" (4.66 x 3.04)

Skimmed and coved ceiling, skimmed walls with feature wall panelling, wood effect laminate flooring, column radiator, storage cupboard, uPVC double glazed French doors to the rear providing access into the rear garden, door into the shower room, oak door into:-

Kitchen 12'9" x 7'7" (3.89 x 2.33)

Skimmed and coved ceiling, skimmed walls with exposed brick feature wall, flagstone tiled flooring, a range of base units with a complementary work surface housing a one and a half bowl ceramic undermount sink/drainer with hot water tap, integrated dishwasher, space for a range cooker with a built-in extractor hood above, space for an American fridge/freezer with built-in wine rack overhead, uPVC double glazed windows to the side and rear, uPVC double glazed French doors to the side providing access into the rear garden.

Inner Hall 4'10" x 3'0" (1.48 x 0.93)
Textured ceiling, skimmed walls, tiled flooring, uPVC double glazed window to the side, oak door into:-

Shower Room 7'5" x 4'10" (2.27 x 1.48)

Textured ceiling, tiled walls, tiled flooring, chrome heated towel rail, three piece suite comprising a double shower cubicle, vanity wash hand basin and a low level W.C. with concealed cistern, uPVC double glazed window with obscured glass to the side.

First Floor

Landing

Skimmed and coved ceiling, skimmed walls, fitted carpet, four doors off:-

Bedroom One 16'3" x 13'1" (4.97 x 4.01)

Textured and coved ceiling, skimmed walls with dado rail, fitted carpet, two radiators, uPVC double glazed Bay window to the front, door into:-

Dressing Room 3'8" x 3'1" (1.14 x 0.95)

Part skimmed and coved and part papered ceiling, papered walls, fitted carpet, radiator, uPVC double glazed window to the side, single glazed window looking out onto the landing.

Bedroom Two 10'7" x 10'0" (3.25 x 3.05)

Skimmed ceiling, skimmed walls with dado rail, fitted carpet, radiator, uPVC double glazed window to the rear.

Bathroom 6'7" x 5'6" (2.03 x 1.69)

Skimmed ceiling, tiled walls, tiled flooring, chrome heated towel rail, three piece suite comprising a panel bath, vanity wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

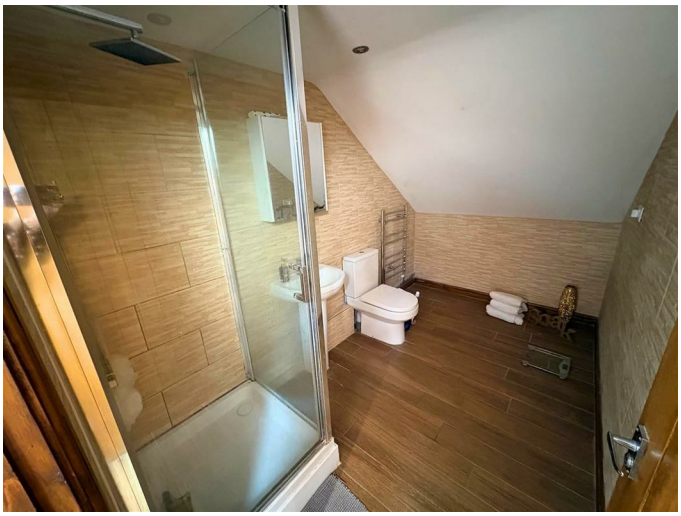
Second Floor

Entry via an oak door with a carpeted staircase leading up to:-

Bedroom Three 16'0" x 11'8" (4.90 x 3.58)

Skimmed ceiling with spotlights, skimmed walls, fitted carpet, radiator, two double glazed roof lights, opening into the dressing area, door into:-

En-suite Shower Room 10'7" x 6'0" (3.23 x 1.83)



Skimmed ceiling with spotlights, tiled walls, wood effect tiled flooring, chrome heated towel rail, three piece suite comprising a shower cubicle, pedestal wash hand basin and a low level W.C.

Dressing Area 9'8" x 6'7" (approx.) (2.95 x 2.03 (approx.))

Skimmed ceiling with spotlights, skimmed walls, fitted carpet, radiator, eaves storage.

Outside

Front Garden

Entry via a wrought iron pedestrian gate, steps leading up to the property entrance with the garden area to the right hand side which is laid to lawn, mature plants and shrubs, side access via a wrought iron pedestrian gate around to the rear garden, bordered with block walls.

Rear Garden

Area laid to patio, steps leading up to the top tier of the garden which is laid mainly with patio - with an area laid with artificial turf, outdoor socket, block built single garage, uPVC double glazed door to the rear providing access into the rear lane.

Single Garage

Via an up-and-over door, power and lighting.

Disclaimer

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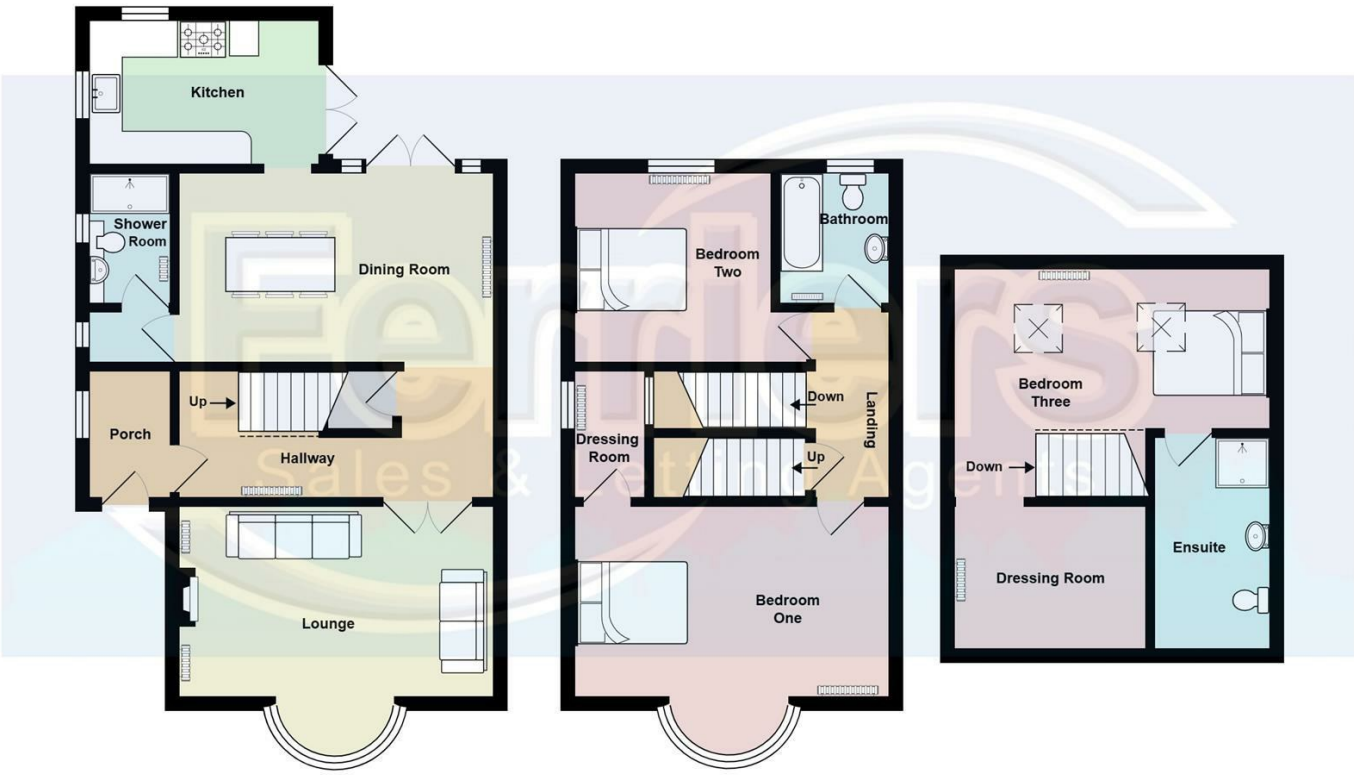
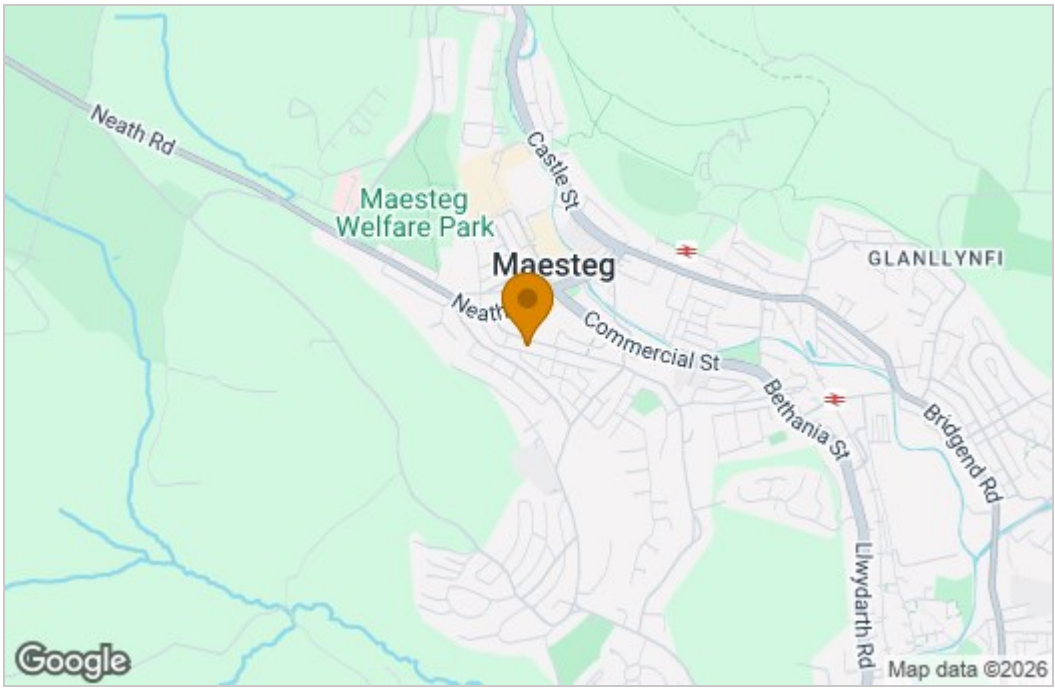
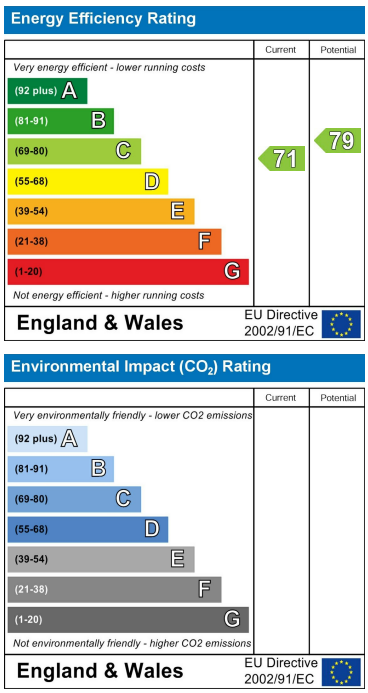
Floor Plan



Area Map



Energy Efficiency Graph



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