



Ton Y Beili Station Road, Llangynwyd,
Maesteg, Bridgend. CF34 9TF

£550,000



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BEAUTIFUL FARMHOUSE WITH LAND - 5 bedroom detached farmhouse with many original features but offering flexible and generous accommodation located in the small village of Llangynwyd. MUST BE VIEWED to appreciate the beautiful stonework, private location and extensive gardens.

Â£550,000 - Freehold

- FABULOUS 5 BEDROOM DETACHED FARMHOUSE
- One and a half acre garden - private location
- ORIGINAL FEATURES / BEAUTIFUL STONWORK
- 4 reception rooms / EPC-D
- Ample space for car parking / village location
- SOLD WITH NO ONWARD CHAIN



DESCRIPTION

Introducing this tranquil farmhouse set within approximately one and a half acres benefiting from flexible family accommodation and many original features dating back circa 200 years.

The property has been greatly altered and extended by the current owners yet offers further potential for a modern family.

Sold with no onward chain and viewing is highly recommend to fully appreciate this unique opportunity.

ENTRANCE

Via solid stone external porch with flagstone floor via PVCu double glazed door into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM (18' 4" x 19' 8") or (5.60m x 6.0m)

Dual aspect natural light via PVCu double glazed window to the front and two PVCu double glazed windows overlooking the rear. The open plan kitchen/breakfast room is finished with skimmed, emulsioned ceilings, light fittings to remain, skirting and terracotta tiled floor. The kitchen comprises a range of low level and wall mounted units in oak with inset sink, mixer tap and drainer. Integrated electric hob with overhead extractor, double eye level electric cooker, integrated dishwasher and central island with additional storage and roll top work surface. Ceramic tiles to all splash back areas and ample space for large dining table and chairs as well as further furniture. Central focal point is the inglenook fireplace with oak mantle, stone recess and hearth and housing the multi fuel burner. Solid stone original staircase leading to the first floor. Open hatch through to the utility room and door through to the utility room.

UTILITY ROOM (13' 5" x 10' 2") or (4.10m x 3.10m)

Window overlooking the side and a part glazed door leading out to the rear is this excellent size utility/laundry room with central fluorescent light, skimmed and coved ceilings, emulsioned walls and a continuation of the terracotta tiled flooring. A range of low level and wall mounted units with complementary roll top work surface and inset sink with two drainers. Plumbing for washing machine, space for tumble dryer and ample space for further kitchen appliances. Door through to large pantry with ladder racking and doorway through to the downstairs shower room.

DOWNSTAIRS SHOWER ROOM

Frosted glazed window to the front and three piece suite comprising low level w.c. wash hand basin and separate corner shower cubicle with glazed door and fitted with an electric shower with ceramic tiles to all splash back areas and a continuation of the tiled floor.

RECEPTION 3 (14' 9" x 11' 10") or (4.50m x 3.60m)

Overlooking the front garden via two PVCu double glazed windows is this dining room finished with skimmed and wooden coved ceiling, emulsioned walls, skirting and fitted carpet. Central light fitting to remain. Feature alcove with timber sill and PVCu double glazed window to the rear. Ample space for dining table/family sitting area. Door leading into the boiler room with frosted glazed window to the rear, plenty of storage and a Worcester oil fired boiler.

REAR HALLWAY

Skimmed and coved ceiling, emulsioned walls, skirting and fitted carpet. PVCu double glazed window overlooking the front garden and PVCu door with side glazed panel giving access to the front garden.



RECEPTION 1/LOUNGE (16' 5" x 19' 8") or (5.00m x 6.00m)

Benefiting from dual aspect natural light via PVCu double glazed window to the side and PVCu French doors with side glazed panels leading out to the rear of the property. This generous sized lounge is finished with skimmed and coved ceiling, two lights fittings to remain, skirting and solid oak floor. Focal point is an electric coal effect. Door into a fitted storage cupboard housing ample shelving and space for music system (the property is wired with surround sound with speakers and cabling to remain).

RECEPTION 4 (15' 1" x 9' 10") or (4.60m x 3.0m)

Overlooking the side of the property via PVCu double glazed window finished with a fitted roller blind and finished with skimmed and coved ceiling, central light fitting and ceiling rose to remain, emulsioned walls and fitted carpet. Ideal for use as a second sitting room/home office.

RECEPTION 2 (18' 10" x 9' 10") or (5.75m x 3.0m)

Benefiting from dual aspect natural light via PVCu double glazed window overlooking the front garden and PVCu double glazed window overlooking the rear garden this handy additional living space is finished with two central light fittings, skimmed and coved ceiling, emulsioned walls, skirting and fitted carpet. There is potential for a central focal point with a chimney breast being intact with a central flue in place so ideal for a feature fireplace/multi fuel burner.

W.C.

Frosted glazed window to the rear, skimmed and coved ceiling, papered walls, skirting and cork tiled floor. Two piece suite in white with w.c. and wash hand basin. Wall mounted electric fuse box.

LANDING

Via dog leg staircase with fitted carpet and wooden balustrade. Access to loft storage, skimmed and coved ceiling, emulsioned walls, skirting, PVCu double glazed windows to the front and rear and solid strip wood flooring. Airing cupboard housing hot water tank with ample storage space.

BEDROOM 1 (18' 8" x 15' 1") or (5.70m x 4.60m)

Dual aspect natural light via a PVCu double glazed window to the side and to the rear. This good sized master bedroom is finished with skimmed and coved ceiling, emulsioned walls, skirting, varnished floorboards and wall to wall fitted wardrobes with a central door through to ensuite(still to be completed and sold as seen).

EN-SUITE BATHROOM

Double glazed window overlooking the side, skimmed and coved ceiling, wash hand basin, toilet, bath in situ but not plumbed and wooden floor.

BEDROOM 2 (15' 1" x 9' 10") or (4.60m x 3.00m)

Overlooking the rear via a PVCu double glazed window. This good sized double bedroom is finished with central spot lights to remain, skimmed and coved ceiling, emulsioned walls, skirting, wooden flooring and a large double fitted wardrobe.



BEDROOM 3 (7' 3" x 17' 9") or (2.20m x 5.40m)

With a window overlooking the rear with a fitted roller blind and comprising skimmed ceiling, emulsioned walls, skirting, floorboards, low level access into additional storage room. with a window to the rear, fluorescent strip lights, skimmed and emulsioned walls, skirting and floorboards, also accessed via the stone stairs in the kitchen/breakfast room.

STORAGE

With a window to the rear, fluorescent strip lights, skimmed and emulsioned walls, skirting and floorboards, also accessed via the stone stairs in the kitchen/breakfast room.

BEDROOM 4 (9' 2" x 9' 6") or (2.80m x 2.90m)

Overlooking the front of the property via PVCu double glazed window. This bedroom is finished with skimmed and coved ceiling, emulsioned walls, skirting, wooden floorboards and a fitted wardrobe.

BEDROOM 5 (9' 6" x 9' 2") or (2.90m x 2.80m)

Overlooking the rear via PVCu double glazed window and finished with a skimmed and coved ceiling, emulsioned walls, skirting, original wood floorboards and a fitted wardrobe.

BATHROOM

With a frosted glazed window to the side with a fitted roller blind and a three piece suite in white with WC, bath with tongue and groove wood panel to the side and a recessed sink with vanity shelf, storage below and built in mirror. Ceramic tiles to all splash back areas and a laundry shoot.

OUTSIDE

Extensive grounds comprising circa 1.3 acres laid to multi tude of lawn, mature trees and shrubs, sheds, good sized brick built storage shed with pitched roof, ample car parking and fish pond.

NOTE

The freehold of the property starts at the gate post. The property enjoys a right of access off the road from Station Road.



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

Floorplan & EPC

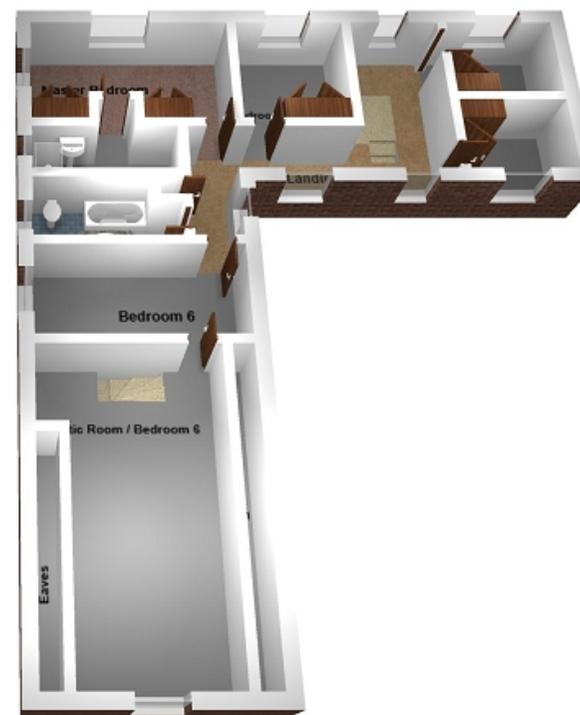
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		76
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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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