



Y Dderwen, Llangynwyd, Maesteg,
Bridgend. CF34 9HX

Offers In Excess Of
£400,000



Y Dderwen, Llangynwyd, Maesteg, Bridgend. CF34 9HX

Substantial 5 bedroom DETACHED house situated in a private CUL-DE-SAC of self build properties with outstanding panoramic views of the Llynfi Valley. The property boasts 3 reception rooms, kitchen/breakfast room with utility, CONSERVATORY, EN SUITE to master and bedroom 2, large driveway and garage.

Offers In Excess Of £400,000 - Freehold

- Self build five bedroom detached house
- Well presented throughout
- Three reception rooms/EPC- C
- Large kitchen/breakfast room/ utility room
- Five double bedrooms with ensuite to master and bedroom 2
- Enclosed front garden/ Off road parking/Double



DESCRIPTION

Introducing this executive five bedroom detached house offering spacious accommodation situated in the village location of Llangynwyd, Maesteg which is well served with local shops, takeaways, public houses/ restaurants and is approximately a 10 minute drive to junction 36 of the M4 Corridor. Steeped with history of Maid of Cefn Ydfa and centred around the HISTORIC LLANGYNWYD CHURCH and has the second oldest pub in Wales, The Old House Inn which dates back to 1147. Viewing highly recommended to fully appreciate all this property has to offer.

ENTRANCE

Via part double glazed/part panelled front door into a welcoming entrance hall finished with skimmed and coved ceiling, emulsioned walls, two radiators, laminate flooring, staircase to first floor with fitted carpet. Open plan to under stairs. Door to storage cupboard with shelving.

DOWNSTAIRS CLOAKROOM

Skimmed and coved ceiling, emulsioned walls, radiator, PVCu frosted double glazed window to front of property and fitted carpet. Two piece suite in white comprising low level WC and hand basin set within vanity unit.

LOUNGE (23' 7" x 13' 1") or (7.20m x 3.98m)

Skimmed and coved ceiling, two down lights, papered walls, fitted carpet, two radiators, focal point to the room is the marble fire surround and hearth with space for feature electric fire. PVCu double glazed window set within box bay to front of property.

RECEPTION 2 (18' 3" x 10' 4") or (5.56m x 3.16m)

Skimmed and coved ceiling, emulsioned walls, fitted carpet, radiator, PVCu double glazed window to side and one to front in box bay window. Door into inner passage.

INNER PASSAGE

Skimmed and coved ceiling, emulsioned walls, fitted carpet, radiator, PVCu double glazed window to side, opening into storage area with shelving. Door into utility room.

UTILITY (12' 4" x 5' 4") or (3.76m x 1.62m)

Skimmed and coved ceiling, emulsioned walls with tiling to splash back areas, PVCu part panel/part frosted double glazed door to rear, tiled flooring, a range of wall and base units with complementary work surfaces, one and a half bowl stainless steel single drainer sink unit with mixer tap, plumbing for automatic washing machine and space for further appliances. Cupboard housing Worcester combination boiler. Door to kitchen which is also accessible from the entrance hall.

KITCHEN (14' 10" x 12' 4") or (4.52m x 3.76m)

Skimmed and coved ceiling, emulsioned walls with tiling to splash back areas, radiator, a range of wall and base units with complementary work surfaces and glass display cabinets, one and a half bowl stainless steel single drainer sink unit with mixer tap, two PVCu double glazed window to rear of property and high gloss tiled flooring. Built in dishwasher, space for fridge/freezer, gas and electric cooker point. Ample space for breakfast table and chairs. Range cooker with 5 ring gas hob and overhead extractor hood to remain.



RECEPTION 3 (15' 11" x 10' 5") or (4.85m x 3.17m)

Skimmed and coved ceiling, papered walls with one wall feature papered wall, laminate flooring, radiator, the focal point to the room is the wooden fire surround with marble hearth and back plate. PVCu double glazed sliding patio doors into conservatory.

CONSERVATORY (10' 0" x 9' 9") or (3.04m x 2.98m)

Poly carbonate Victorian style roof, PVCu double glazed units set on dwarf wall and tiled flooring. No entrance to garden from conservatory.

FIRST FLOOR LANDING

Via staircase with fitted carpet and spindle balustrade. Spacious Gallery style landing area finished with skimmed and coved ceiling, access into attic, emulsioned walls with one wall feature wallpaper, radiator, PVCu double glazed window to front of property and fitted carpet. Airing cupboard with shelving and radiator. All doors leading off.

FAMILY BATHROOM (10' 2" x 7' 1") or (3.09m x 2.17m)

Skimmed and coved ceiling, part emulsioned/part tiled walls with decorative border tile, radiator, PVCu frosted double glazed window to side of property and vinyl floor covering. Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap.

INNER PASSAGEWAY

Skimmed and coved ceiling, emulsioned walls with one wall feature wallpaper and fitted carpet. Arch way into bedroom and door into ensuite.

EN-SUITE (10' 1" x 4' 4") or (3.08m x 1.32m)

Measurements exclude the shower recess area. Skimmed and coved ceiling, emulsioned walls, radiator, PVCu frosted double glazed window to side of property, extractor fan and vinyl floor covering. Three piece suite comprising low level WC, pedestal wash hand basin and fully tiled mains fed shower cubicle.

BEDROOM 1 (13' 11" x 13' 0") or (4.25m x 3.97m)

Skimmed and coved ceiling, emulsioned walls with one wall feature papered wall, fitted carpet, radiator, recess area ideal for wardrobe, PVCu double glazed window to front of property.

BEDROOM 2 (14' 7" x 12' 4") or (4.44m x 3.77m)

Skimmed and coved ceiling, emulsioned walls with one wall feature papered wall, fitted carpet, radiator and PVCu double glazed window to front of property. Door into ensuite.

EN-SUITE (10' 2" x 4' 11") or (3.11m x 1.51m)

Skimmed and coved ceiling, emulsioned walls, extractor fan, chrome towel rail heater, PVCu frosted double glazed window to side of property and vinyl flooring. Refurbished three piece suite in white comprising low level WC, hand basin set within vanity unit and double shower unit with mains fed rainforest shower and respatex panelling to walls.



BEDROOM 3 (12' 5" x 10' 4") or (3.78m x 3.15m)

Skimmed and coved ceiling, emulsioned walls, fitted carpet, radiator, PVCu double glazed window to rear of property boasting spectacular views of surrounding countryside.

BEDROOM 4 (10' 4" x 10' 4") or (3.16m x 3.14m)

Measurement excludes door recess area. Skimmed and coved ceiling, emulsioned walls, fitted carpet and PVCu double glazed window to rear of property boasting spectacular views of surrounding area.

BEDROOM 5 (9' 11" x 8' 10") or (3.01m x 2.70m)

Skimmed and coved ceiling, emulsioned walls, fitted carpet, radiator and PVCu double glazed window to rear of property boasting spectacular views of surrounding area.

OUTSIDE

The property is accessed via a private road for the neighbouring properties. Block paved driveway which sweeps around the rear of property. The front garden is enclosed by wall with border shrubs and flowers, laid to lawn, footpath leading to front door with canopy over.

Rear garden enclosed by wall and wood panel fencing laid to lawn with flower borders and patio area ideal for garden furniture. Gate leading on to rear lane access which then leads to the main road.

DOUBLE GARAGE

Double detached garage with electric up and over doors. Power installed.


DIRECTIONS

On entering Llangynwyd from Bridgend, pass the School on the left hand side continuing into Llangynwyd village, at the shops on the right hand side, turn left onto Llan Road, taking the first right turning onto Y Dderwen, turn right onto the bottom cul de sac where the property can be found.



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		84
(69-80) C	76	
(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.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk