



Nant Garedig, Bridgend Road, Llangynwyd,
Maesteg, Bridgend. CF34 9SW

£360,000

PJC PAYTON
JEWELL
CAINES

Nant Garedig, Bridgend Road, Llangynwyd, Maesteg, Bridgend. CF34 9SW

Three bedroom DETACHED property split over three levels benefiting from FOUR RECEPTION ROOMS, downstairs WC, newly fitted kitchen and bathroom, breakfast room, off road parking and DOUBLE GARAGE. SPECTACULAR VIEWS! Internal viewing highly recommended to fully appreciate.

£360,000 - Freehold

- Delightful three bedroom detached property
- Four reception rooms
- Spectacular views/ EPC -E , Council tax band - F
- Kitchen facilities over two floors
- Two bathrooms
- Double garage/ ample off road parking



DESCRIPTION

We are pleased to offer for sale this unique property situated within the sought after village location of Llangynwyd. The property benefits from breathtaking views of the surrounding countryside and is ideally situated within easy access to many countryside walks yet also within walking distance of local shops, schools and amenities and is approximately a 10 minute drive to junction 36 of the M4 corridor. Internal viewing is highly recommended.

ENTRANCE

Via composite door with decorative glass panel into entrance hall finished with emulsioned and coved ceiling, ceiling light, emulsioned walls with picture rail and dado rail, radiator, PVCu double glazed anthracite window overlooking the front of the property and fitted carpet. Staircase leading to the first floor. Two doors leading off.

RECEPTION 1 (11' 10" max x 11' 3") or (3.60m max x 3.43m)

Measurements into the alcove. Skimmed and coved ceiling, ceiling light, picture rail, dado rail, radiator and PVCu double glazed box bay window overlooking the front of the property in anthracite. Chimney breast with alcoves either side with feature open fireplace with tiled mantel, hearth and surround. Block wood parquet flooring and double doors leading through to reception room 2.

RECEPTION 2 (12' 5" max x 12' 0" max) or (3.79m max x 3.65m max)

Measurements into the alcove. Emulsioned ceiling, ceiling light, emulsioned walls and picture rail. Chimney breast with alcoves either side with open fireplace and solid wood mantel, tiled hearth and wrought iron surround. A continuation of the block wood parquet flooring and sliding doors through to the rear reception room.

KITCHEN/BREAKFAST ROOM (14' 9" x 10' 6") or (4.49m x 3.21m)

Tongue and groove clad ceiling with coving, ceiling light, part papered walls in a brick effect with ceramic tiling to splash back areas and a radiator. PVCu double glazed anthracite window overlooking the side aspect and tiled flooring. A range of wall and base units in solid wood with co-ordinating roll edge work surface and inset sink and drainer with mixer tap. Integrated dishwasher, oven with four ring gas hob and overhead extractor hood. Further display cabinets and breakfast bar. Staircase leads down with bi-fold door to the hallway.

RECEPTION 3 (23' 5" x 15' 2") or (7.15m x 4.63m)

Large open plan reception room at the rear of the property offering outstanding views towards the Darren mountain and Llynfi Valley. Artexed ceiling, tongue and groove wood cladding to the walls, five wall lights, two radiators and fitted carpet. This bright and airy room is filled with plenty of natural light via large picture windows and two sets of PVCu double glazed anthracite windows to the side of the property. The focal point of the room is the gas fireplace with stone mantel, marble hearth and surround. Sliding doors leading into reception room two.

INNER HALLWAY

Under stairs storage cupboard, emulsioned ceiling, ceiling light, emulsioned walls, radiator and PVCu double glazed window overlooking the side of the property. Area for under stairs storage, plastic thermo tiled flooring. Doorway leading into the bathroom and further door leading into the kitchen.



DOWNSTAIRS W.C. (4' 6" x 2' 9") or (1.36m x 0.85m)

Skimmed ceiling, ceiling light, emulsioned walls, PVCu frosted glazed window overlooking the side aspect, low level WC and a continuation of the plastic thermo tiled flooring.

BATHROOM (10' 10" x 10' 8") or (3.30m x 3.25m)

Skimmed ceiling with inset spot lights, floor to ceiling tiled walls with decorative tile borders, radiator, PVCu frosted double glazed window overlooking the rear and tiled flooring. Three piece suite comprising walk in double shower with sliding door and rainfall shower head, freestanding bath with chrome fixtures, double basin set on a beautiful vanity with storage beneath and chrome fittings.

KITCHEN (22' 8" x 11' 4") or (6.92m x 3.46m)

Skimmed ceiling with inset spot lights and coving, emulsioned walls, radiator, PVCu double glazed French doors leading onto the rear conservatory and composite stable door giving access to the other side. A range of wall and base units in a country shaker style effect with solid wood work surfaces. Integrated appliances include oven, microwave, coffee machine and dishwasher. Large Range cooker with extraction hood in matt black finish to remain. Double Belfast sink with chrome mixer tap and display cabinets with inset spot lights. Large island to the centre of the kitchen with breakfast bar as well as storage with wooden work surfaces and oak flooring. Fitted storage cupboard housing the boiler. PVCu double glazed window overlooking the side of the property and double doors leading into reception room four.

RECEPTION 4 (22' 0" x 14' 3") or (6.71m x 4.35m)

Versatile room which is flooded with natural light via PVCu double glazed window to one side stretching from floor to ceiling and large PVCu double sliding doors to both sides giving access onto the rear garden benefiting from views over the surrounding mountains. Emulsioned walls and part fitted carpet/part plastic thermo tiled flooring. Power installed.

FIRST FLOOR LANDING

Via staircase with mahogany spindle balustrade, dado rail and fitted carpet. Skimmed and coved ceiling, access to loft, emulsioned walls, picture rail, dado rail, PVCu double glazed window in anthracite overlooking the front of the property and fitted carpet.

BEDROOM 1 (12' 5" x 11' 11") or (3.79m x 3.62m)

Papered and coved ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed anthracite tilt and turn picture window overlooking the surrounding mountains and fitted carpet.

BEDROOM 2 (11' 11" x 11' 4") or (3.62m x 3.45m)

Skimmed and coved ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed anthracite box bay window overlooking the front of the property and fitted carpet.

BEDROOM 3 (10' 7" x 7' 10") or (3.23m x 2.38m)

Stippled ceiling with ceiling light, emulsioned walls, radiator, PVCu double glazed tilt and turn anthracite window overlooking the rear, fitted storage cupboard and laminate flooring.



BATHROOM (6' 8" x 6' 8") or (2.03m x 2.02m)

Papered and coved ceiling, ceiling light, floor to ceiling ceramic tiled walls, radiator, PVCu frosted double glazed anthracite tilt and turn window overlooking the side of the property and wood effect vinyl flooring. Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with overhead electric shower and screen.

OUTSIDE

Low maintenance rear garden with a block paviour leading down giving plenty of off road parking leading to double garage and stables. Area laid to patio perfect for garden furniture and entertaining with outside power and water tap.

To the front of the property there is an area laid to slate chippings and bounded by hedging and low level wall.

DIRECTIONS

From leaving Bridgend head towards Maesteg, upon entering the village of Llangynwyd as you approach the convenience stores, the property can be found on the right hand side of Bridgend Road.


NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.



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		77
(55-68) D		
(39-54) E	43	
(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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