



Station Road, Llangynwyd, Maesteg,
Bridgend. CF34 9TF

£330,000



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We are pleased to offer for sale with NO ONGOING CHAIN this three bedroom individually built detached property benefiting from THREE RECEPTION ROOMS, downstairs WC, solid wood fitted kitchen/diner, larger than average bathroom, OFF ROAD PARKING and garage. SPECTACULAR VIEWS!

£330,000 - Freehold

- Delightful three bedroom individually built detached property
- Three reception rooms
- Spectacular views/Generous sized plot
- Solid wood fitted kitchen/diner
- Downstairs WC
- Garage with ample off road parking/ EPC - E, council tax band - D



DESCRIPTION

We are pleased to offer for sale with no ongoing chain this unique property situated within the sought after location of Llangynwyd. The property benefits from breath taking views of the surrounding countryside and is ideally situated within easy access to many countryside walks yet is also positioned within walking distance of local shops, schools and amenities and is approximately a ten minute drive to junction 36 of the M4 corridor. The property is situated on a generous sized plot and would make an ideal family home.

ENTRANCE

Via PVCu door with stained glass feature panels and co-ordinating side windows through to entrance porch finished with papered ceiling, timber framed Velux window, part papered walls with dado rail and one in exposed stone, PVCu double glazed window overlooking the dining space, PVCu door with co-ordinating side panel leading into the hallway and laminate wood effect flooring.

ENTRANCE HALL

Artexed and coved ceiling, ceiling light, smoke detector, papered walls with dado rail, radiator, staircase leading to first floor and wooden flooring. Door way through to downstairs WC. Timber door with glass panel leading through to kitchen/diner.

DOWNSTAIRS W.C. (5' 4" x 3' 3") or (1.62m x 1.0m)

Skimmed and coved ceiling, ceiling light, part emulsioned/part tongue and wood groove cladding to the walls with dado rail, PVCu frosted double glazed window overlooking the rear of the property and wood effect laminate flooring. Two piece suite in white comprising low level WC and wall hung wash hand basin.

KITCHEN/DINER (28' 10" max x 11' 8" max) or (8.80m max x 3.56m max)

Artexed and coved ceiling with wooden beams, sunken spot lights, part papered walls with dado rail and tiling to splash back areas, three radiators, one PVCu double glazed window overlooking the porch and double aspect PVCu double glazed windows to the front and the rear of the property and tiled flooring. A range of wall and base units in solid wood with co-ordinating granite work surfaces and one and a half bowl inset sink with drainer and mixer tap. Integrated appliances include microwave, oven, four ring electric hob with overhead extractor hood, dishwasher, breakfast bar and fitted storage cupboard with power and lighting. Space for dining room table and chairs. Timber framed window and door leading through to utility space. Door to lounge. Door to second reception room.

UTILITY (15' 7" x 4' 0") or (4.76m x 1.22m)

Artexed ceiling, ceiling light, part emulsioned/part tiled walls, PVCu frosted double glazed window overlooking the rear of the property and PVCu frosted glass panel door leading to the garden and terracotta tiled flooring. Base units with co-ordinating work surfaces, one and a half inset stainless steel sink with drainer and mixer tap, space for fridge/freezer, space and plumbing for automatic washing machine and space for tumble dryer.

LOUNGE (20' 9" x 14' 0") or (6.32m x 4.26m)

Artexed and coved ceiling, papered walls with dado rail, two radiators, three sets of wall lights, wooden flooring, double aspect with PVCu double glazed window overlooking the front of the property with views over to the Darren mountain and PVCu double glazed window overlooking the side. Feature fireplace set on wooden mantel with marble hearth and surround.



SECOND RECEPTION ROOM (17' 4" x 11' 5") or (5.28m x 3.47m)

Artexed and coved ceiling, feature ceiling rose, ceiling light, papered walls with dado rail, PVCu double glazed window overlooking the garden, PVCu double glazed sliding door leading through to conservatory, two radiators and laminate flooring in a wood effect.

CONSERVATORY (11' 7" x 11' 9") or (3.53m x 3.59m)

Vaulted ceiling with feature wooden beams, centre ceiling fan light, timber framed Velux window, two radiators, PVCu double glazed windows surround set on dwarf walls taking advantage of the views over the mountains and wood effect tiled flooring. PVCu door with solid glass panel leading to the garden.

FIRST FLOOR LANDING

Via staircase with wooden mahogany spindle balustrade. Artexed and coved ceiling, ceiling light, smoke detector, access to the loft, papered walls with dado rail, radiator, PVCu double glazed feature window, large fitted storage cupboard with access to the loft with lighting and a radiator.

BEDROOM 1 (15' 0" x 9' 2") or (4.57m x 2.79m)

Artexed and coved ceiling, ceiling light, emulsioned walls, PVCu double glazed window, radiator, built in wardrobes and exposed floor boards.

BEDROOM 2 (11' 2" x 11' 8") or (3.40m x 3.56m)

Artexed and coved ceiling, ceiling light, emulsioned walls, radiator, fitted wardrobes, PVCu double glazed window with views of the surrounding mountains and exposed floor boards.

BEDROOM 3 (10' 8" x 7' 10") or (3.25m x 2.40m)

Artexed and coved ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window, fitted wardrobes and exposed floor boards.

FAMILY BATHROOM (10' 2" max x 8' 5") or (3.10m max x 2.57m)

Measurements into the shower cubicle. Artexed and coved ceiling, ceiling light, floor to ceiling tiled walls, chrome wall mounted heated towel rail, two sets of PVCu frosted double glazed windows and non slip vinyl flooring. Four piece suite in white comprising low level WC, pedestal wash hand basin, walk in shower cubicle with overhead electric shower and corner bath.

OUTSIDE

The garden sweeps round to the front and sides of the property. The main part of the garden is laid to lawn with block paviour pathway and areas of patio offering beautiful views of the surrounding mountains. Greenhouse and wooden storage shed to remain. Block Paviour terrace with wrought iron gates giving access to a substantial driveway for off road parking of multiple vehicles.

GARAGE

Pitched roof with attic space for storage, power and lighting installed. Electric door. Gas combination boiler.

NOTE

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



DIRECTIONS

From Bridgend head towards Maesteg, upon entering the village of Llangynwyd, once you have approached the convenience store, turn right onto Station Road then just after the village hall car park, turn right onto a lane 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		
(69-80) C		71
(55-68) D		
(39-54) E	54	
(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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