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herbert r thomas

19 Llynfi Court
Maesteg, Bridgend, CF34
9NJ

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19 Llynfi Court

Asking price **£425,000**

Built in 2006 is this bespoke built four double bedrooom executive detached house located in the desirable area of Llynfi Court which sits elevated with fantastic views of the surrounding mountains.

Executive four double bedroom detached house

Built in 2006

Impressive entrance hall with oak staircase

Study

Gallery landing

Double garage & driveway parking for multiple vehicles





The property is entered by a bespoke oak front door leading into a generous hallway. On entrance, the focal point is the beautiful oak staircase leading up to the first floor.

The hall is finished with travertine tiled flooring which links through to the kitchen, there are double doors opening to the lounge, a door to the kitchen and doors to the study and cloakroom/WC. The lounge is positioned to the side of the property and is dual aspect with a window to the front and french doors to the rear. The generous room offers ample space for furniture and in the centre of the lounge is a beautiful bespoke Bath stone fireplace with an 8kW multi fuel fire. The kitchen/diner is a spacious area at the rear of the property with French doors leading on to a raised deck in the garden. The kitchen is fitted with a range of base, wall and drawer units made from solid oak. There is an integrated dishwasher and space for a range cooker. A door to the side opens to the utility room. The utility room has space for a fridge/freezer, washing machine and a tumble dryer. In addition, there is a stainless steel sink, plenty of storage cupboards and a wall hung Worcester combi boiler. A uPVC double glazed door at the side allows access to the garden. The property benefits from a study and is a great space for a home office or alternatively could be used as playroom. The cloakroom is a two piece suite which consists of a toilet and a wall hung wash hand basin and has continuation of the travertine flooring.

The carpeted staircase leads to an impressive gallery landing which is surrounded by an oak balustrade and has doors leading to the family bathroom and all four bedrooms. There is a handy storage cupboard and a loft hatch allowing access to the attic. Each bedroom is a spacious double room positioned at each corner of the property. The main bedroom comes complete with walk in dressing area and an en suite shower room. Bedrooms two and three both benefit from built in double wardrobes allowing plenty of hanging and storage space. Bedroom four is a generous double room with space for wardrobes. The family bathroom consists of a four piece suite with freestanding bath, a pedestal wash hand basin, WC and a separate shower cubicle with a thermostatic shower. The bathroom is fully tiled and has a window to the rear aspect.

The property sits on a corner plot and benefits from a spacious double garage to the side. There is driveway parking for multiple vehicles. Wrought iron gates open onto a pathway which leads to the front door and continues around the house to access the rear garden. Part of the garden is laid to lawn and surrounded by natural hedging. The rear garden is low maintenance and laid to decorative chippings. There is a galvanised steel decking with French doors opening from the property and a set of steps allowing access from the gardens.





Tenure

Freehold

Services

All mains services
Council Tax Band F
EPC Rating C

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

Directions

From junction 36 of the M4 (Sarn), travel along the A4063 signposted Maesteg, follow this road through the villages of Tondy, Coytrahen & Llangynwyd. After passing Cwmfelin Primary School, turn left following Maesteg Road and turning left onto Bryncelyn at the Cross in junction. Follow the Bryn Celyn passing Maesteg Football Club on your left then turn left onto St David's Place then bearing right onto Keir Hardie Road take the fifth turning left onto Cwrt Llynfi then an immediate right turn where the property will be found on the left hand side as indicated by our for sale board

Viewing strictly by appointment through Herbert R Thomas

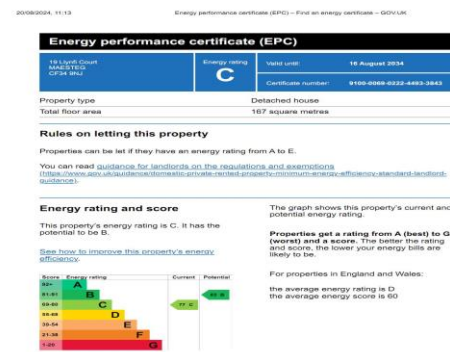
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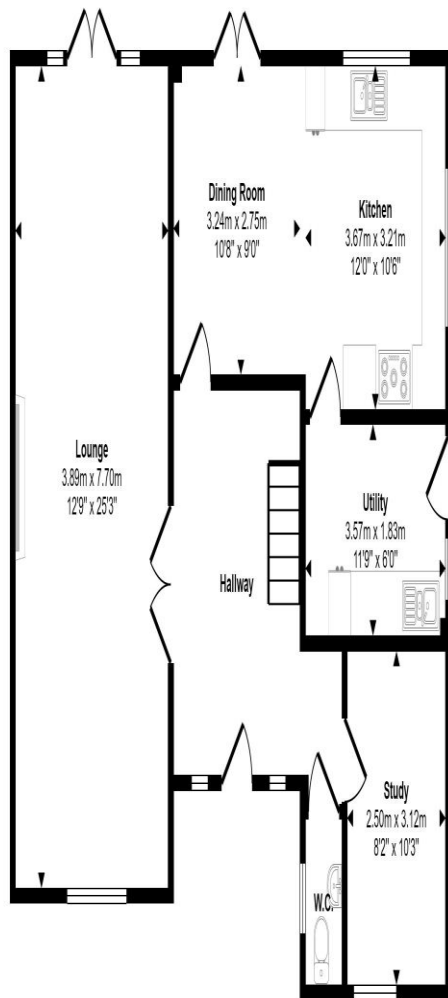
hrt Est. 1926 **RICS**

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

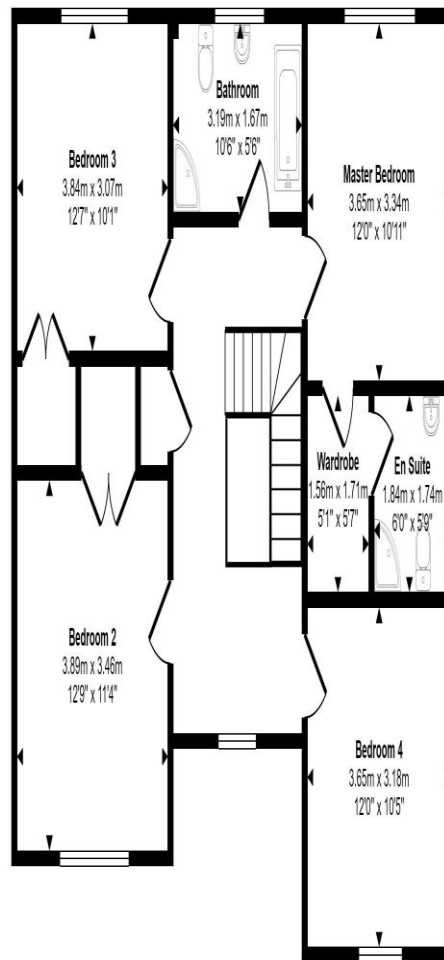




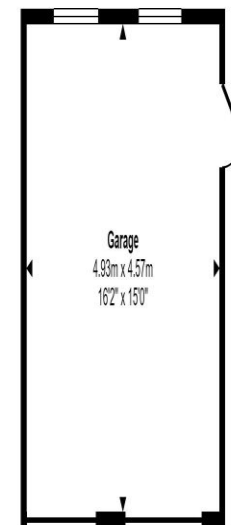
Approx Gross Internal Area
191 sq m / 2056 sq ft



Ground Floor
Approx 84 sq m / 903 sq ft



First Floor
Approx 86 sq m / 910 sq ft



Garage
Approx 22 sq m / 242 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Grappy 360.

