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Orchard House

Llangynwyd,

Maesteg,

Bridgend,

CF34 9RU

Orchard House

Asking price **£780,000**

Nestled at the bottom of the picturesque Llynfi Valley, on the outskirts of Llangynydd village is this impressive six-bedroom detached property surrounded by approximately 2 and 1/2 acres of beautifully landscaped grounds, features two well-appointed stables, spacious triple-width garage and a grand sweeping driveway providing ample off-road parking.

Six bedroom detached property

Three bathrooms

Impressive approximately 2.5 acres plot

Triple width garage

Outbuildings with stables and tack rooms

Gated driveway providing ample off-road parking

Four reception rooms

Picturesque Llynfi Valley

Viewings highly recommended





Situated in the Llynfi Valley is this six bedroom detached property enclosed by approximately 2 and ½ acres of landscaped grounds with two stables, tack room, large garage, off-road parking and within close proximity to local school, shops and amenities. Entered via a PVC double-glazed door into an elegant entrance hallway featuring a staircase rising to the first-floor landing and doorways to four reception rooms, useful storage cupboard, utility room and kitchen. The kitchen has been fitted with a matching range of base and eye-level units with ample worktop space and comprising; 1.5 bowl stainless steel sink unit, plumbing and space for appliances, four ring gas hob with complimentary extractor fan over and a high-level electric double oven. There are dual-aspect windows to the rear and side elevations, PVCu double glazed door flanked by windows providing access to the gardens, tiled flooring, recessed spotlights and a doorway leading to the utility room. The utility room has been fitted with a matching range of base and eyelevel units with plumbing and space for appliances, high splashbacks, coving to ceiling, recessed spotlights and a PVCu double glazed door leading to the rear garden. The lounge is a generous sized space with dual-aspect windows to the front and side elevations, coving to ceiling and French doors flanked by windows overlooking the southerly-facing grounds. The dining room is also a spacious room with dual-aspect windows to the side and front elevations, French doors flanked by windows overlooking the grounds and is currently used as both a living and dining space. The library has coving to the ceiling and a PVC double glazed window to the front. The study has a PVCu double glazed window to the rear, coving to the ceiling and recessed spotlights. The downstairs shower room has been fitted with a three-piece suite comprising; a double shower cubicle, close-coupled WC and pedestal wash hand basin. There is full-height tiling to the walls, tiled flooring, recessed spotlights and an extractor fan.

To the first-floor landing doorways lead to a large airing cupboard, all six bedrooms and the family bathroom. The family bathroom has been fitted with a six-piece suite comprising; twin vanity wash hand basins, bidet, low-level WC, corner bath and shower cubicle. There is full-height tiling to the walls, recessed spotlights and a PVCu double glazed obscure window to the rear. Bedrooms five and six are the smaller of the double bedrooms each with PVC double-glazed windows to the rear. Bedroom four features a PVC double-glazed window to the front, coving to the ceiling and a range of built-in bedroom furniture. Bedroom three has dual-aspect PVCu double glazed windows to the rear and side elevations, coving to the ceiling and recessed spotlights. The second and master bedrooms, both generous in proportion have PVC double-glazed windows to the front. The second bedroom benefits from a range of bedroom furniture, while the master includes a walk-in

wardrobe and an ensuite bathroom. The ensuite has been fitted with a five-piece suite comprising; shower cubicle, bath with telephone-style mixer tap, low-level WC, hand wash basin and bidet. To the outside, the property is approached via a gated driveway into the grounds which are surrounded by approximately 2 and 1/2 acres, bordered by hedgerows and leading down to a babbling brook. Within these grounds are block-built outbuildings, two of which have large lean-tos attached these include two stable blocks with tack rooms and two further stables for smaller livestock, currently utilized as storage. There is also a triple width garage.

Viewings of this property are highly recommended to appreciate the rare and privileged opportunity on offer.





Directions

From Junction 36 of the M4, take exit 36 and follow the A4063 towards Maesteg. Continue on the A4063 for approximately 4 miles, passing through the village of Sarn. At the roundabout, take the second exit to stay on the A4063. At the roundabout take the first exit onto Bridgend Road. The property will be found on the left hand side.

Tenure

Freehold

Services

All mains
Council Tax Band E
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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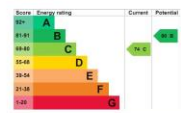
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81504_440/PW Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)		
Current House Information Mid Glamorgan CF31 1LH	Energy rating C	Valid until: 12 August 2024
Property type		Detached house
Total floor area		305 square metres
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-leased-property-minimum-energy-efficiency-standard-landlord-guidance).		
Energy rating and score		
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.
See how to improve this property's energy efficiency .		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
For properties in England and Wales: the average energy rating is D, the average energy score is 60.		



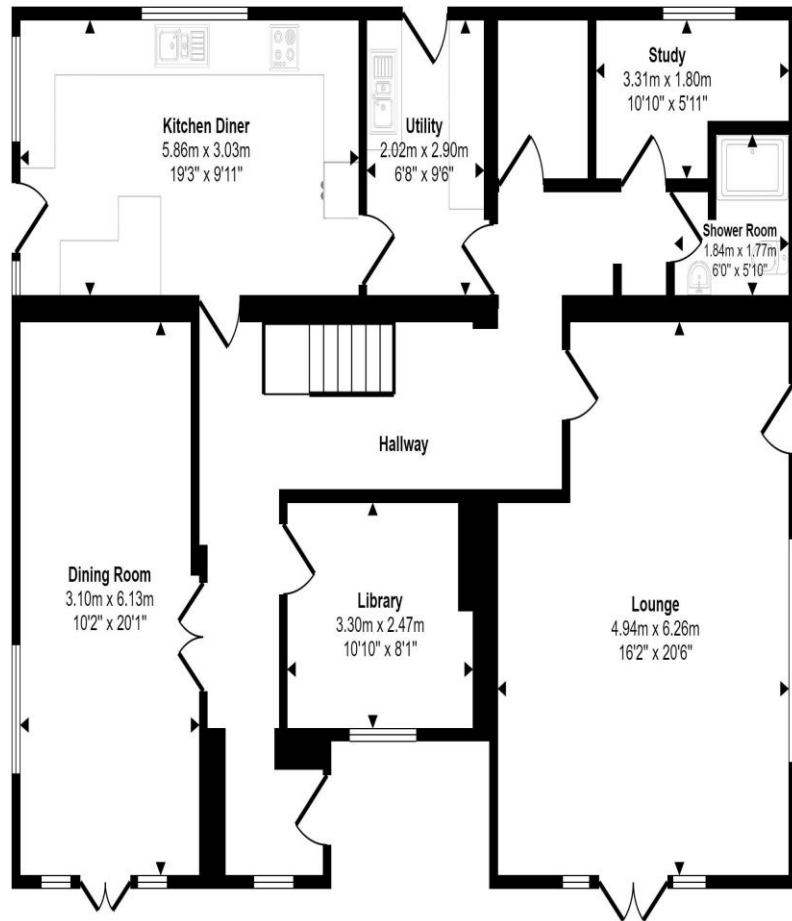
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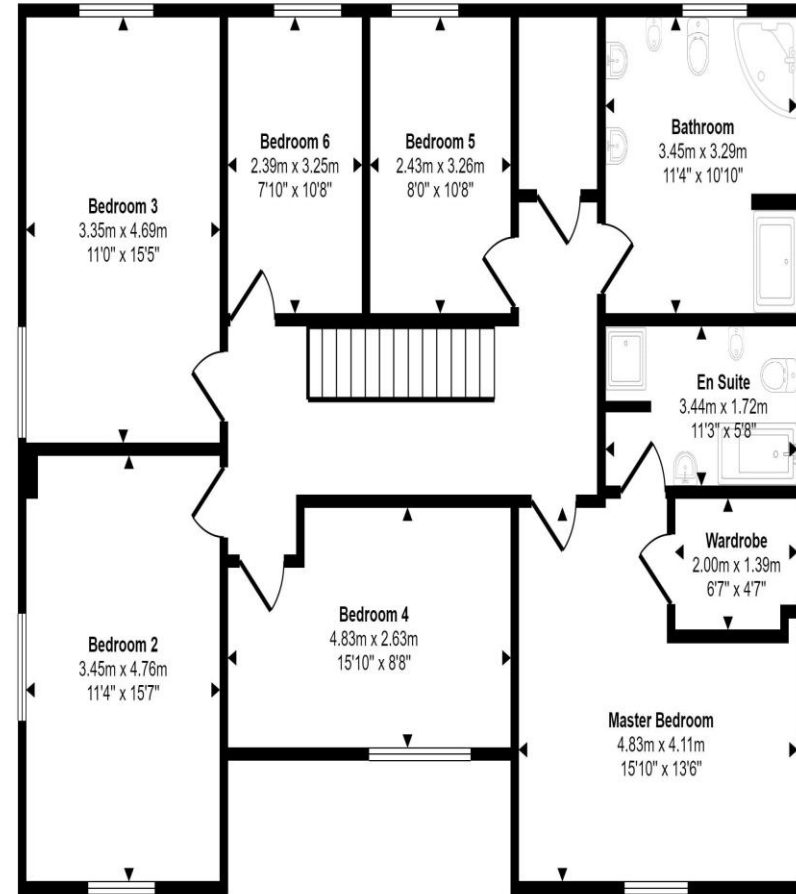
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
242 sq m / 2606 sq ft



Ground Floor
Approx 122 sq m / 1309 sq ft



First Floor
Approx 120 sq m / 1297 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 Snappy 360.

