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27 Ystad Celyn
,Maesteg, Bridgend,

CF34 9LT

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Asking price **£399,995**

This well presented detached bungalow is located in a quiet cul-de-sac within a popular area of Maesteg, offering surrounding views and easy access to local amenities.

Three double bedroom detached bungalow

Sought after cul de sac location

Open plan living

Four piece family bathroom

Lapsed planning for a six bedroom/three bathroom property ref: P/19/864/FUL -

Conversion of bungalow to two storey dwelling with extensions

Substantial plot with gardens to front and rear





This well presented detached bungalow is located in a quiet cul-de-sac within a popular area of Maesteg, offering surrounding views and easy access to local amenities. The property features a welcoming porch and entrance hall, a spacious lounge with media wall and fireplace, and an impressive open-plan kitchen/diner spanning the full length of the home, complete with granite work surfaces, central island, integrated appliances, pantry and French doors opening to the rear garden. There are three generous double bedrooms and a modern four-piece family bathroom. Outside, the property sits on a substantial plot with a large driveway providing parking for multiple vehicles, a detached garage, and generous front and rear gardens, including patio areas and lawn making this an ideal home for families or those seeking spacious single-level living in a sought-after location.

A composite entrance door opens into a welcoming porch with windows to both sides, tiled flooring, a vertical radiator, and a decorative stained-glass door leading into the entrance hall. The hallway features laminate flooring and provides access to the lounge, all three bedrooms, and the family bathroom. The lounge enjoys a front-facing window, laminate flooring, and an attractive media wall with shelving and a built-in electric fireplace. An open-plan layout leads seamlessly through to the kitchen/diner. The kitchen/diner is an impressive, spacious room spanning the full length of the property. It benefits from a window to the front and French doors opening onto the rear garden. The dining area comfortably accommodates a 6–8 seater dining table with additional furniture. Laminate flooring continues throughout, enhancing the flow of the space. The

kitchen is fitted with a range of base, wall, and drawer units topped with granite work surfaces, complemented by a central island with integrated seating and storage. Integrated appliances include a fridge/freezer, high-level oven, and microwave along with space for a washing machine and dishwasher or tumble dryer. There is a 1.5 bowl sink with pillar tap, an induction hob, and a useful pantry cupboard providing additional storage. A door leads to the rear passage, which gives access to the garden and houses the wall-mounted Worcester combi boiler. Flooring continues through to the rear.

The main bedroom is positioned to the front of the property and is a generous double room with a front-facing window, carpeted flooring, and ample space for wardrobes and additional furniture. Bedrooms two and three are both double rooms located to the rear of the bungalow, each with fitted

carpet and rear-facing windows. The family bathroom features a modern four-piece suite comprising a panelled bath, separate shower cubicle with thermostatic shower, vanity unit with wash basin and storage, and WC. The room is partially tiled with PVC shower boarding, tiled flooring, a vertical towel rail, side window, skimmed ceiling, and inset spotlighting.

Outside: The property occupies a substantial plot. To the front is an interlocking brick driveway providing parking for multiple vehicles, along with a detached garage with up-and-over door. The front garden is laid to lawn with a pathway to the entrance and side gates to both sides of the property. The rear garden is particularly generous, featuring a patio area directly from the property, extensive lawned areas with ramp access, and steps leading to a raised patio with a summer house, ideal for outdoor entertaining.





Tenure

Freehold

Services

All mains services
Council Tax Band D
EPC Rating D

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.

Download for free or buy on Amazon: [Energy Performance Certificate \(EPC\)](#)

Energy performance certificate (EPC)	
27, Tolson Street, Cardiff CF10 1TD 01495 4444	10 January 2025
Property type: Detached bungalow	97 square metres
Energy rating: D	Current rating: 10 January 2025
Energy score: 45	Energy score: 45
Energy rating: D	Energy score: 45

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 at <https://www.gov.uk/guidance/landlords-exemptions>.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

The graph shows this property's current and potential energy rating.

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 40.

Score: Energy rating: Potential

100+ A 91-95 B 81-85 C 71-75 D 61-65 E 51-55 F 41-45 G 31-35

Directions

From junction 36 of the M4, follow signs for Maesteg. Travel along the dual carriageway passing through three sets of traffic lights and at the roundabout take the third exit. Proceed along the road to the lights and continue straight ahead through Tondy. Continue along this road towards Maesteg, entering Llangynwyd, passing the general store on your right hand side. Continue on this road passing over the roundabout and continue until the Cross Inn Public house is on

Viewing strictly by appointment through Herbert R Thomas

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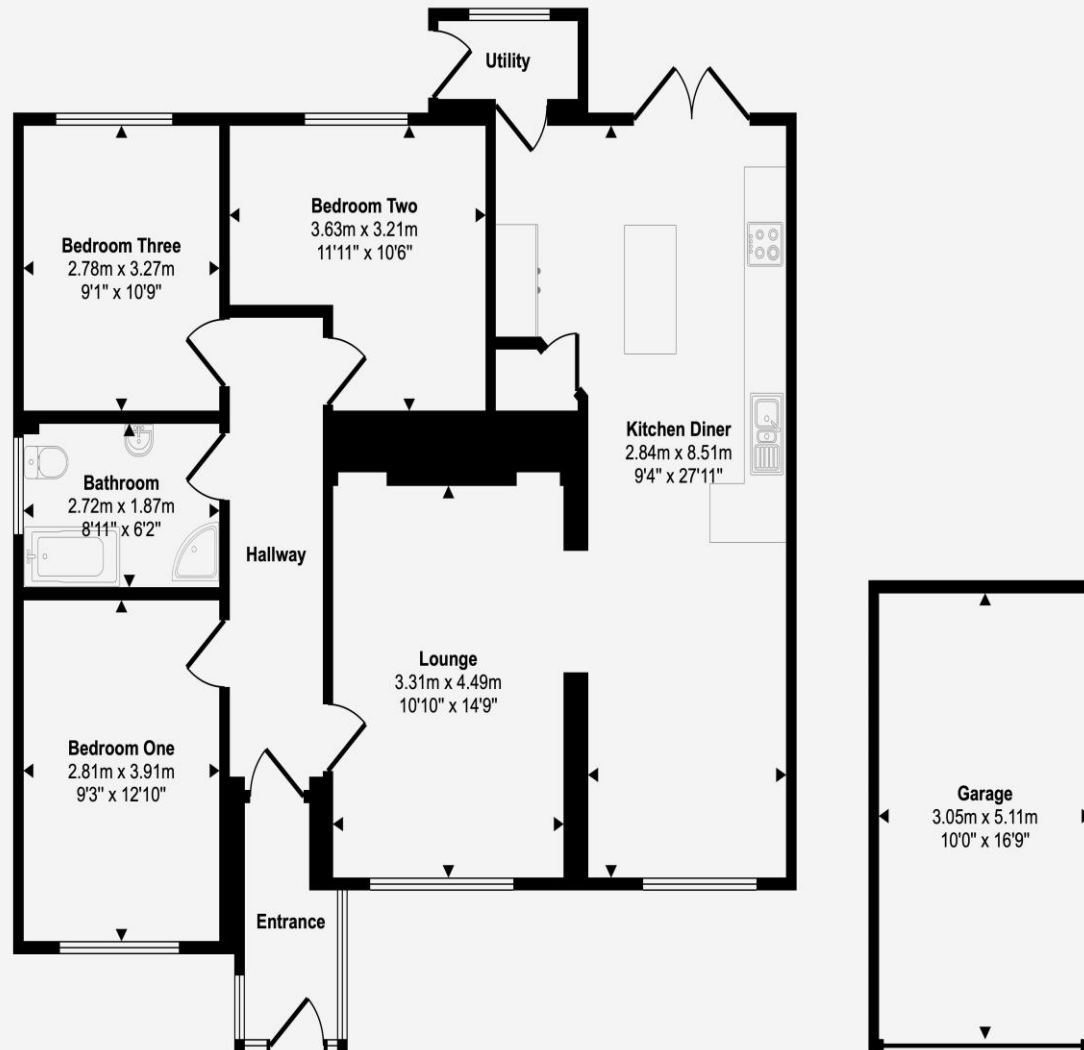
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that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



Approx Gross Internal Area
116 sq m / 1251 sq ft



Floorplan
Approx 101 sq m / 1083 sq ft

Garage
Approx 16 sq m / 168 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.

