



## Canaan Chapel St. Michaels Road, Maesteg, CF34 9PA

### £495,000

THIS IS AN OPPORTUNITY NOT TO BE MISSED. Ferriers Estate Agents are excited to offer this historic chapel, currently being converted into a substantial residential dwelling which benefits from high ceilings (3.6m) and 5000 square feet of living accommodation (including basement). Located within walking distance of Maesteg Town centre and its amenities, including supermarkets, leisure facilities and a good selection of independent shops. Set in the picturesque Llynfi valley which offers mile upon mile of spectacular countryside walks and cycle tracks, yet only a 30 minute drive to seaside resorts of Porthcawl and Aberavon. For the more energetic, the famous Brecon Beacons national Park is only a 45 mile drive away. Maesteg is equidistant between Wales' two largest cities, Cardiff and Swansea and motorway access is no more than a 20 minute drive away so this is ideal for commuting east or west. The accommodation briefly comprises six double bedrooms, four bathrooms, two dressing rooms, large kitchen/diner/family room (over 650 square feet) and a full height hallway featuring existing decorative ceiling and feature lighting. The property will further benefit from Upvc double glazing, gas central heating, full domestic sprinkler system, TV and CAT 5 data outlets in all habitable rooms, separate mechanical plant/sprinkler tank room, separate electrical switch room, landscaped rear garden and off road parking for three vehicles and a balcony off the kitchen with panoramic views of the Llynfi Valley. This property will be fully renovated and restored to the highest standards and latest building regulations compliance.

Freehold (TBC by conveyancer)

## Ground Floor

### Entrance Hallway

Entry via a composite door with matching side panels, full height entrance with gallery landing and six doors off.

Shower Room 11'5" x 4'7" (3.5 x 1.4)

Electrical Switch Room

Bedroom Six / Snug 10'5" x 9'10" (3.2 x 3.0)

Reception Room One 18'8" x 13'9" (5.7 x 4.2)

Reception Room Two 18'8" x 15'1" (5.7 x 4.6)

Hallway

Kitchen/Diner/Family Room 37'8" x 16'4" (11.5 x 5.0)



## First Floor

### Landing

Master Bedroom 25'3" x 16'4" (7.7 x 5.0)

Master Dressing Room 11'5" x 7'6" (3.5 x 2.3)

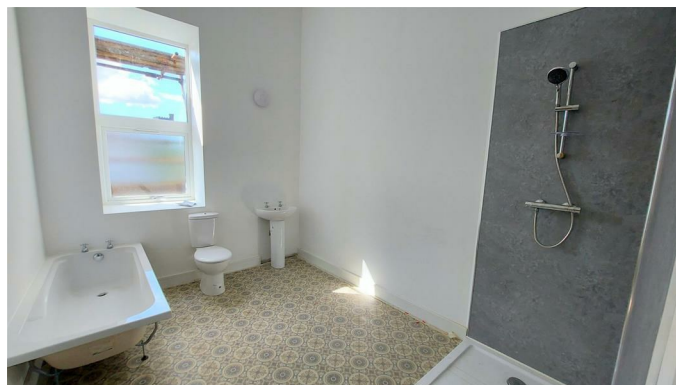
Master En Suite 11'5" x 8'10" (3.5 x 2.7)



Bedroom Two 13'5" x 8'6" (4.1 x 2.6)

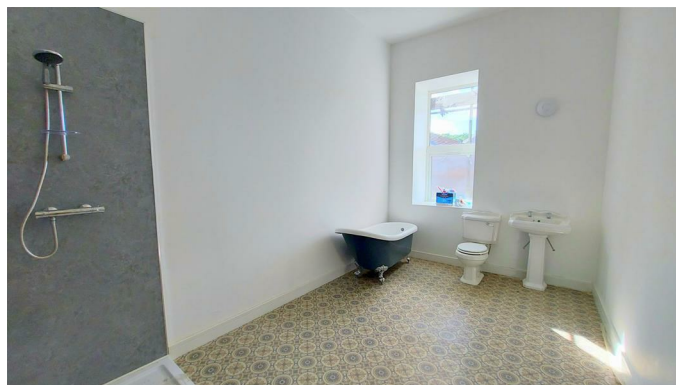
Bedroom Three 14'5" x 8'10" (4.4 x 2.7)

Dressing Room/En Suite 11'1" x 9'10" (3.4 x 3.0)



Bedroom Four 13'5" x 9'2" (4.1 x 2.8)

Family Bathroom 14'9" x 9'2" (4.5 x 2.8)



Bedroom 5 / Office 11'1" x 10'5" (3.4 x 3.2)

Basement 45'11" x 36'1" (14 x 11)

Fully finished basement with polished concrete floors, original steel work and columns. Suitable for a range of uses subject to the necessary approvals. Current layout is fully open plan living accommodation, although would also suit a commercial space or a separate 2/3 bedroom annexe.

## Outside

### Front

A paved entrance bordered with original wrought iron railings and pedestrian gate.

### Rear Garden

Off road parking for three vehicles and a further landscaped area.

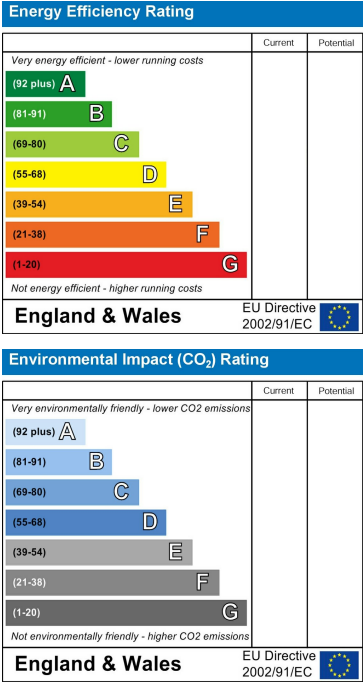
Floor Plan



Area Map



Energy Efficiency Graph



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