



## 2 Brynhyfryd, Maesteg, CF34 0UL

**£155,000**

We are delighted to offer this FIVE bedroom, semi-detached property in a semi-rural location at the head of the Llynfi Valley. Situated in an elevated position, the front aspect offers spectacular views of this beautiful valley and the town centre beyond. This property will make an ideal family home, buy-to-let or serviced accommodation investment opportunity. The property is located along a driveway, accessed via the A4063 between Caerau and Cymmer. The accommodation briefly comprises an entrance porch, lounge, kitchen/diner, inner hallway and bathroom to the ground floor. Landing, five bedrooms and a shower room to the first floor. The property further benefits from partial double glazed windows, solid fuel central heating, garage, off-road parking and large rear garden. Sold with no on-going chain, EPC Rating = E. Council Tax Band = B. Tenure = Freehold (to be confirmed by conveyancer). What3words location: ///rail.removal.headliner

## Ground Floor

### Entrance Porch

Entry via a composite door, skimmed and covered ceiling, skimmed walls, uPVC double glazed window to the front, door into:-

### Lounge 23'11" x 14'9" (7.3 x 4.5)



Skimmed and covered ceiling, skimmed and tiled walls with wood panel feature wall, solid wood block flooring, multi fuel burner fire, stairs to the first floor, door into:-

### Kitchen / Diner

### Kitchen 13'5" x 10'5" (4.1 x 3.2)



Skimmed and covered ceiling, skimmed and tiled walls, tiled flooring, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl sink drainer, uPVC double glazed window and door to the rear and open to:

### Dining Area 11'1" x 10'5" (3.4 x 3.2)



Skimmed and covered ceiling, skimmed and papered walls, wood effect laminate flooring, aluminium window to the rear, door to:-

### Inner Hallway

Textured ceiling, skimmed walls, tiled flooring, under stairs storage cupboard, door into:-

### Bathroom 10'9" x 7'2" (3.3 x 2.2)



Skimmed and covered ceiling, skimmed and tiled walls, tiled flooring, radiator, three piece suite comprising a panel bath, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear, two further windows to the side

### First Floor

### Landing

Textured and covered ceiling with loft access, papered walls, storage cupboard and six doors off:-

Bedroom One 14'9" x 7'2" (4.5 x 2.2)



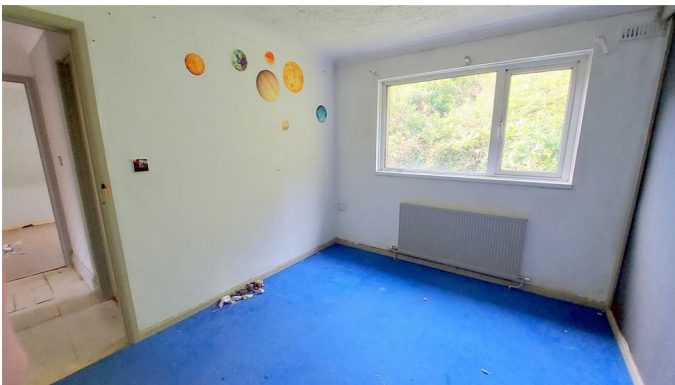
Skimmed and coved ceiling, skimmed and papered walls, radiator, uPVC double glazed window to the front.

Bedroom Two 10'9" x 8'6" (3.3 x 2.6)



Textured and coved ceiling, papered walls, fitted carpet, radiator, uPVC double glazed window to the rear.

Bedroom Three 10'5" x 9'2" (3.2 x 2.8)



Textured and coved ceiling, skimmed and papered walls, fitted carpet, radiator, uPVC double glazed window to the rear.

Bedroom Four 11'1" x 9'6" (3.4 x 2.9)



Textured and coved ceiling, papered walls, wood effect laminate flooring, radiator, uPVC double glazed window to the front.

Bedroom Five 9'6" x 5'10" (2.9 x 1.8)



Textured and coved ceiling, papered walls, radiator, uPVC double glazed window to the front.

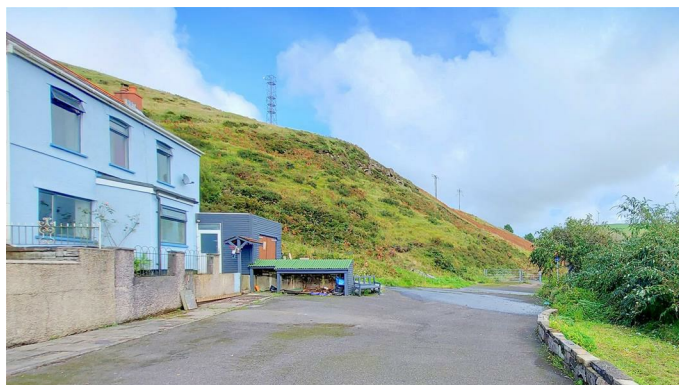
Shower Room 7'6" x 6'6" (2.3 x 2)



Textured and coved ceiling, papered and tiled walls, vinyl floor tiles, radiator, three piece suite comprising a shower cubicle, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

Outside

## Front Garden

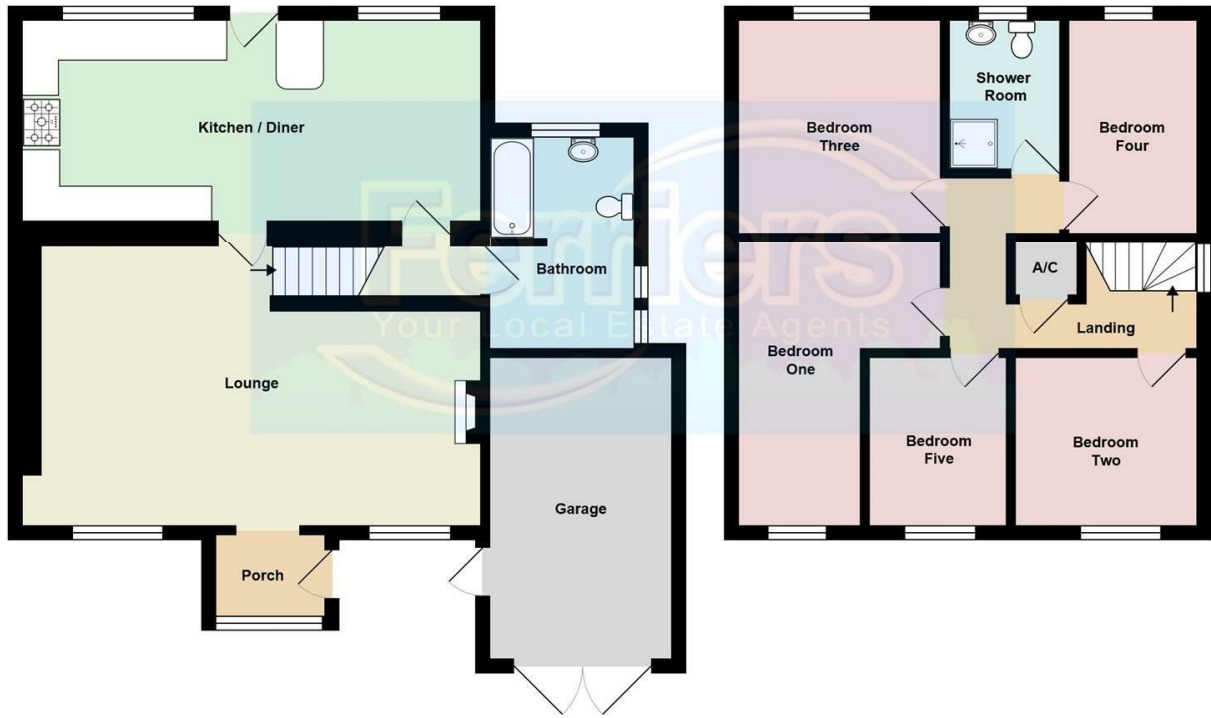


A large area laid to tarmac suitable for accommodating numerous vehicles. Access to a garage and spectacular views of the Llynfi Valley.

## Rear Garden

Overgrown garden, requires attention.

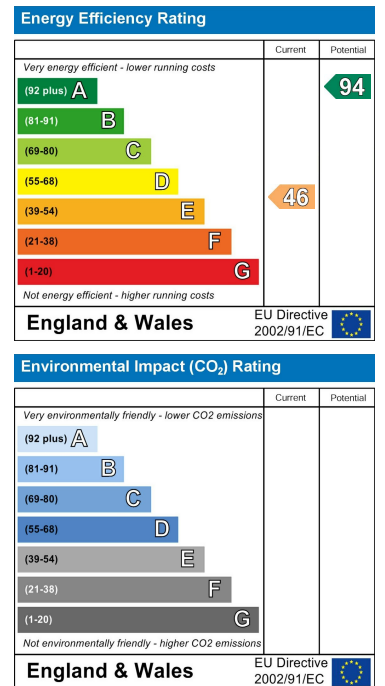
# Floor Plan



# Area Map



# Energy Efficiency Graph



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