



84 Ystad Celyn, Maesteg, CF34 9LT

£329,995

Ferriers estate Agents are delighted to offer this immaculately presented three bedroom detached bungalow in a highly desirable location. Set in a cul de sac location with spectacular uninterrupted views to the rear aspect. The accommodation briefly comprises a spacious entrance hallway, dual aspect lounge/diner, conservatory, kitchen, bathroom and three bedrooms. The property further benefits from a garage as well as off road parking to the front, enclosed rear garden, uPVC double glazing and gas central heating via a combination boiler. Internal viewing is highly recommended to appreciate all this property has to offer.

Tenure=Freehold (to be confirmed by a legal representative)

EPC=TBC

Council Tax Band=D

Entrance Hallway



Entry via a UPVC double glazed door with two matching side panels with lead detail, papered and coved ceiling, skimmed walls, wood effect laminate flooring, radiator and six doors off.

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



Skimmed and decorative coved ceiling, skimmed walls, fitted carpet, two radiators, uPVC double glazed window with lead detail to front and uPVC double glazed sliding patio doors to:

Conservatory 10'5" x 7'10" (3.2 x 2.4)



Polycarbonate roof, dwarf walls with uPVC double glazed windows, wood effect laminate flooring and uPVC double glazed door to garden.

Kitchen 9'10" x 9'10" (3.0 x 3.0)



Skimmed and coved ceiling with spotlights, skimmed and tiled walls, tiled floor, uPVC double glazed window and door to rear, a range of base and wall mounted units with a complementary quartz work surface housing an inset one and a half bowl stainless steel sink, integrated appliances to include a five ring gas hob, single oven, stainless steel chimney style extractor hood, fridge freezer and washing machine.

Master Bedroom 13'1" x 9'10" (4.0 x 3.0)



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

Bedroom Two 11'9" x 9'10" (3.6 x 3.0)



Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator and uPVC double glazed window with lead detail to front.

Bedroom Three 9'10" x 8'10" (3.0 x 2.7)



Skimmed and coved ceiling with loft access, skimmed walls, fitted carpet, radiator and uPVC double glazed window with lead detail to front.

Bathroom 9'10" x 6'6" (3.0 x 2.0)



Textured and coved ceiling, tiled walls, wood effect laminate flooring, chrome towel rail radiator, uPVC double glazed window with obscured glass to rear, a four piece suite comprising a panel bath, shower cubicle, low level W.c and pedestal wash hand basin.

Outside

Garage



Front Garden



Area laid to lawn, brick paviour driveway, pedestrian gates to both sides allowing access to rear garden, access to garage, bordered with block walls and wrought iron driveway gates.

Rear Garden



An enclosed garden with spectacular countryside views. Area laid to patio offering access to garage and W.C. Steps lead down to a further area laid to lawn. Bordered with wood panelled fencing.

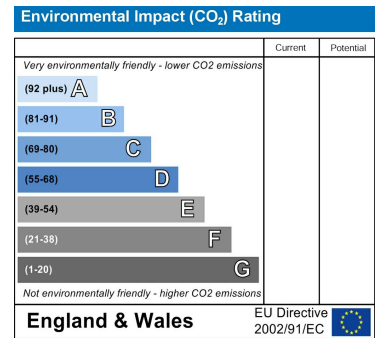
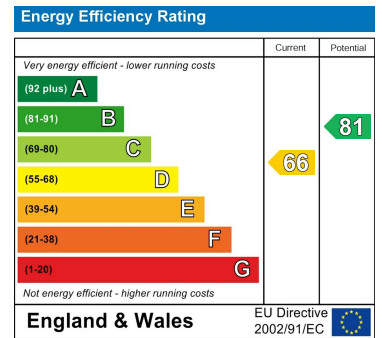
Floor Plan



Area Map



Energy Efficiency Graph



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