



## 1a Station Road, Llangynwyd, CF34 9TF

**£295,000**

Welcome to this charming detached house located on Station Road in the picturesque village of Llangynwyd, Maesteg.

The detached nature of the property offers privacy and a sense of tranquillity, perfect for those seeking a peaceful retreat. Situated in a desirable location, this house provides easy access to local amenities and transport links, making everyday life a breeze.

The accommodation briefly comprises:- entrance porch, hallway, cloakroom, two reception rooms, sun lounge, kitchen/diner and a utility room to the ground floor. Landing, three bedrooms and a family bathroom to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, well maintained gardens, off-road parking for up to eight vehicles and also a single garage.

Whether you're looking to settle down in a welcoming community or seeking a new adventure in a village location, this property offers the best of both worlds.

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

EPC Rating = E.

Council Tax Band= D.



## Ground Floor

### Entrance Porch

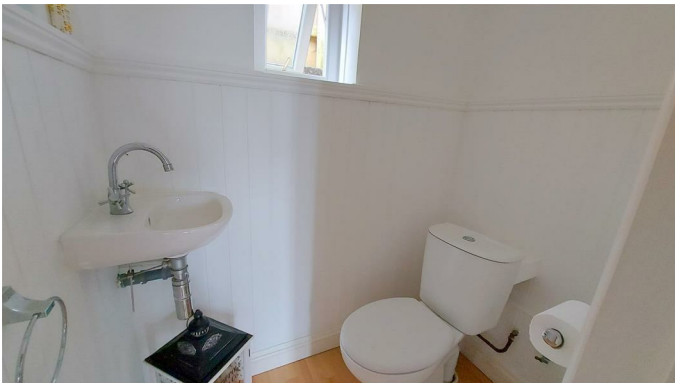
Entry via a uPVC double glazed door with two matching side panels, papered ceiling with decorative beams and a pitched roof window, papered walls, feature stone wall, wood effect laminate flooring, uPVC double glazed window to the side, uPVC double glazed door and matching side panel into:-

### Hallway



Papered and coved ceiling, papered walls with dado rail, solid wood flooring, radiator, open spindle banister staircase to the first floor, door into the kitchen, door into:-

### Cloakroom 4'11" x 3'3" (1.5 x 1.00)



Skimmed and coved ceiling, skimmed and wood panel walls, wood effect vinyl flooring, two piece suite comprising a wall mounted wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

### Kitchen/Diner/Breakfast Room 28'6" x 11'5" (8.7 x 3.5)



Textured ceiling with spotlights and decorative beams, textured and tiled walls, tiled flooring, radiator, Farmhouse style solid oak kitchen, a range of base and wall mounted units (including a breakfast bar) with complementary granite worksurface housing a one and a half bowl stainless steel inset sink/drain, integrated appliances to include a single oven, hob with a chrome chimney style extractor above as well as a fridge/freezer, microwave and pull-out larder cupboard, door into the utility room, storage cupboard, uPVC double glazed windows to the front and rear, door into:-

### Reception Room One 20'8" x 14'1" (6.3 x 4.30)

Textured and coved ceiling, papered walls with dado rail, solid wood flooring, radiator, coal effect electric fire sitting on a marble hearth with an oak mantle, uPVC double glazed windows to side and rear.

### Reception Room Two 17'4" x 11'5" (5.3 x 3.5)



Textured and coved ceiling, papered walls with dado rail, wood effect laminate flooring, two radiators, uPVC double glazed window to side, uPVC double glazed patio doors into:-

Sun Lounge 12'5" x 11'5" (3.8 x 3.5)



Papered ceiling with decorative beams and a pitched roof window, wood effect tiled flooring, two radiators, dwarf wall with uPVC double glazed windows offering views of the garden.

Utility Room 15'5" x 4'3" (4.7 x 1.3 )



Textured ceiling, skimmed and tiled walls, tiled flooring, a range of base units with a complementary work surface housing a one and a half bowl stainless steel sink/drainer, space and plumbing for a washing machine and a dishwasher, uPVC double glazed window to the side, uPVC double glazed door to the rear.

## First Floor

### Landing

Textured and covered ceiling with loft access, papered walls with dado rail, storage cupboard, four doors oof:-

Bedroom One 11'5" x 11'5" (3.5 x 3.5)



Textured and covered ceiling, skimmed walls, uPVC double glazed window to the front.

Bedroom Two 14'9" x 8'10" (4.5 x 2.7)



Textured and covered ceiling, skimmed walls, radiator and uPVC double glazed window to the rear.

Bedroom Three 10'9" x 7'10" (3.3 x 2.4)



Textured and covered ceiling, skimmed walls, radiator, fitted wardrobes, uPVC double glazed window to the side.



### Family Bathroom 8'2" x 6'10" (2.5 x 2.1)



Textured and covered ceiling, tiled walls, vinyl flooring, chrome heated towel rail, four piece suite comprising a corner bath, shower cubicle, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the side.

### Outside

#### Front Garden

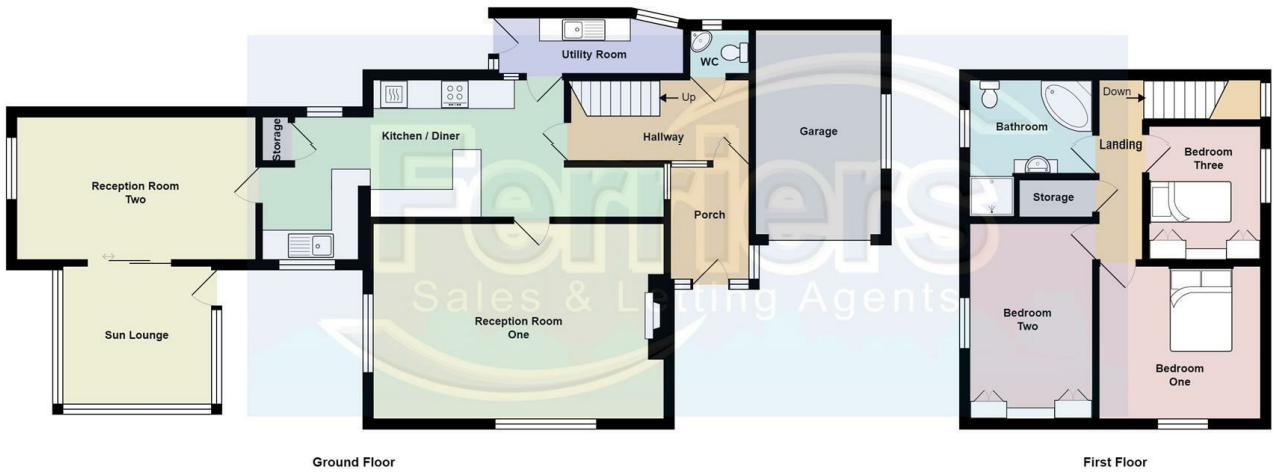
Driveway suitable for up to eight vehicles, single garage with roller shutter door, wrought iron pedestrian gate providing access to the rear garden.

#### Rear Garden



Garden laid to lawn with a wooden shed, greenhouse and a selection of mature plants, trees and shrubs.

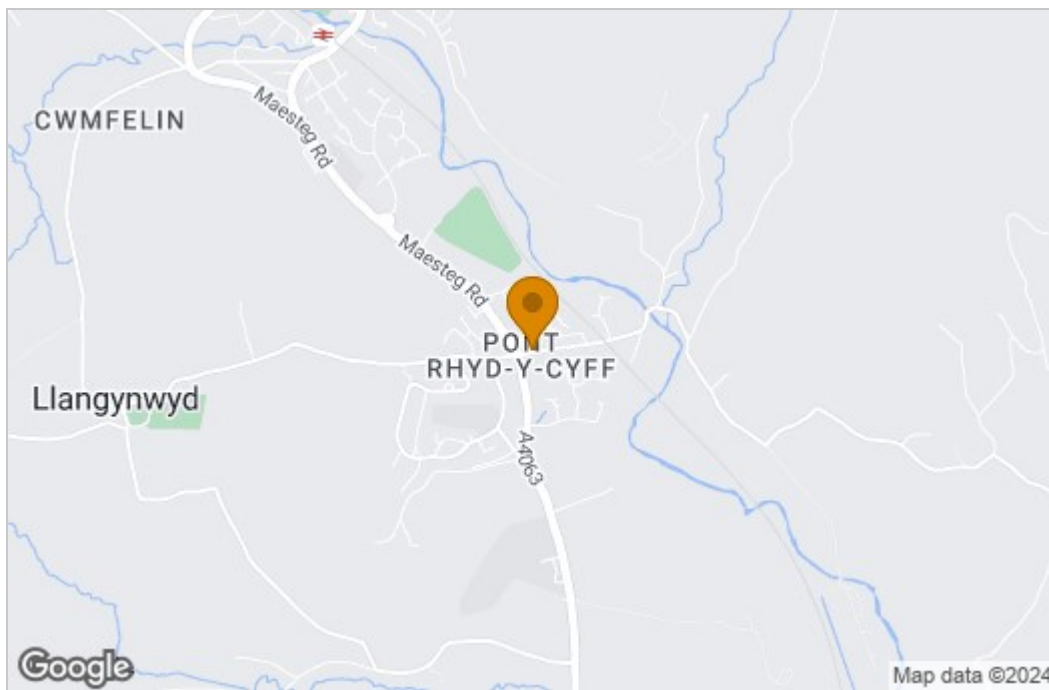
# Floor Plan



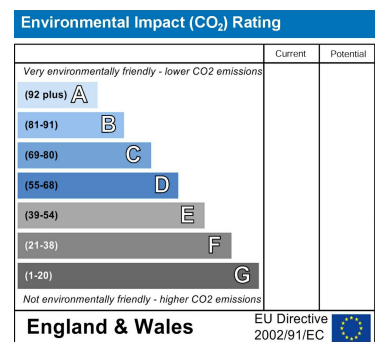
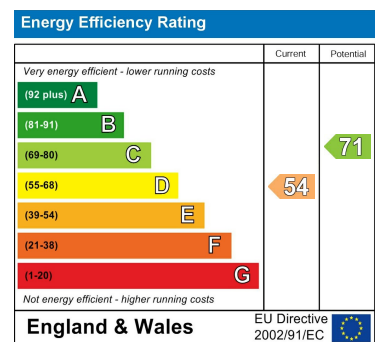
Ground Floor

First Floor

# Area Map



# Energy Efficiency Graph



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