



1a Station Road, Llangynwyd, CF34 9TF

£285,000

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

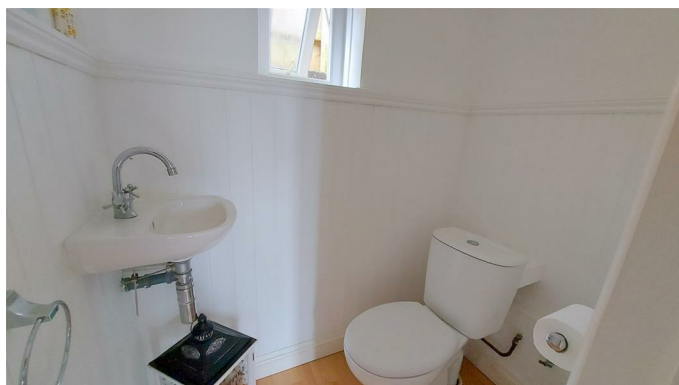
Entry via a uPVC double glazed door with two matching side panels, papered ceiling with decorative beams and a pitched roof window, papered walls, feature stone wall, wood effect laminate flooring, uPVC double glazed window to the side, uPVC double glazed door and matching side panel into:-

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 work surface 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)

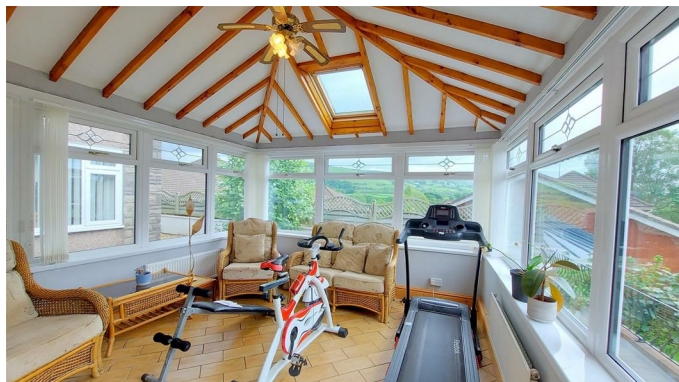
Textured and coved ceiling, papered walls with dado rail, solid wood flooring, radiator, coal effect electric fire sitting on a marble hearth with an oak mantle, uPVC double glazed windows to side and rear.

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)



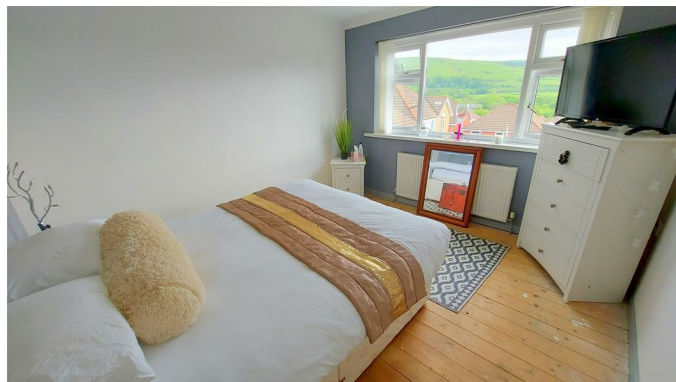
Textured ceiling, skimmed and tiled walls, tiled flooring, a range of base units with a complementary work surface housing a one and a half bowl stainless steel sink/drain, space and plumbing for a washing machine and a dishwasher, uPVC double glazed window to the side, uPVC double glazed door to the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

First Floor

Landing

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

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



Textured and coved 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 coved 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 coved 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

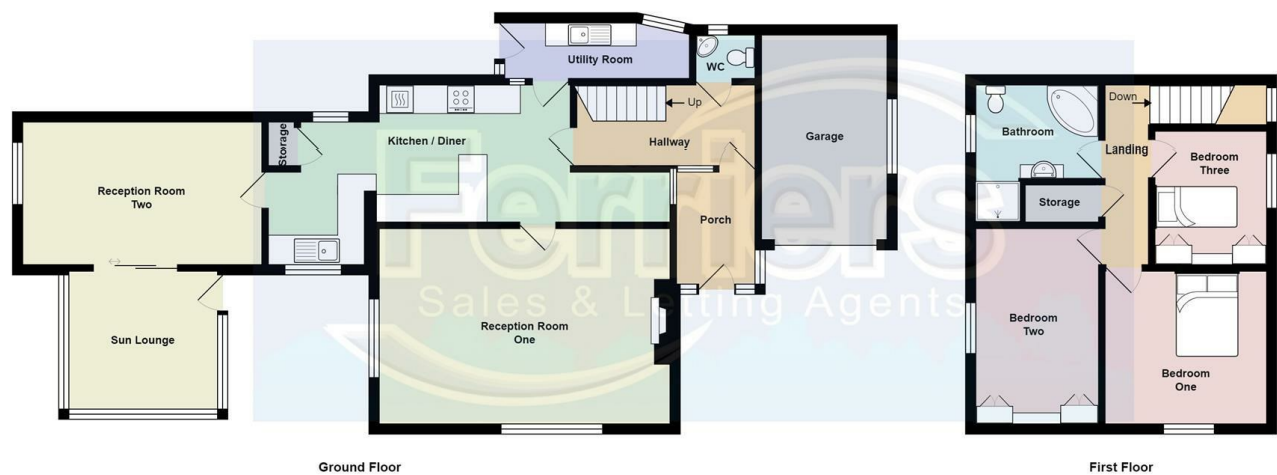
Driveway suitable for up to eight vehicles, single garage with roller shutter door, wrought iron pedestrian gate providing access to the rear garden.

Rear Garden

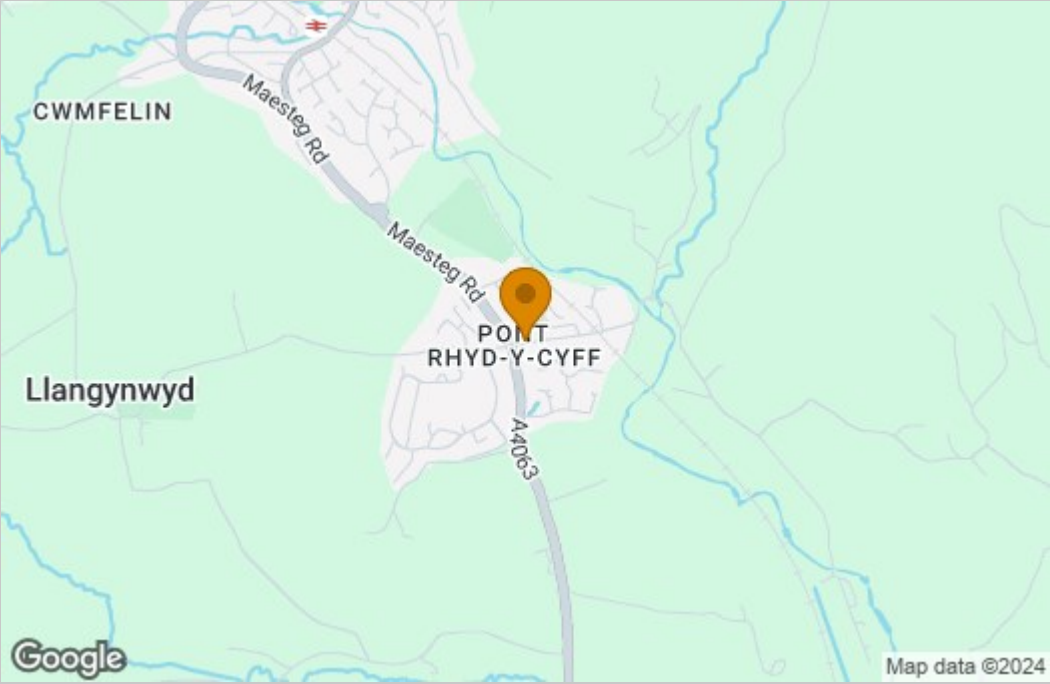


Garden laid to lawn with a wooden shed, greenhouse and a selection of mature plants, trees and shrubs.

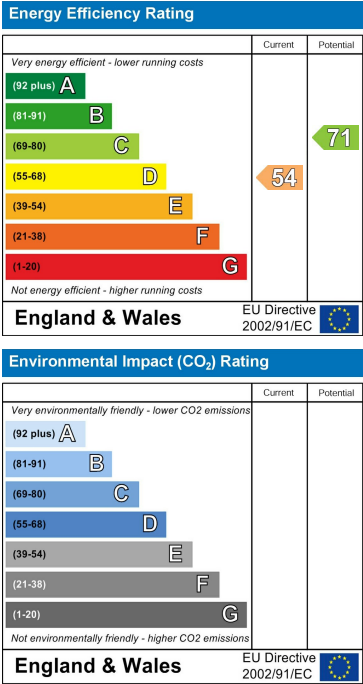
Floor Plan



Area Map



Energy Efficiency Graph



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