



## 2 Llynfi Road, Maesteg, CF34 9DS

### £279,950

We are delighted to offer For Sale this imposing semi detached property in Llynfi Road Maesteg. This traditional Victorian home offers a perfect blend of classic elegance and modern comfort. With its period features and spacious layout, this property is ideal for families seeking a welcoming home.

Upon entering the property you're greeted with original Victorian glazed wall tiles and mosaic floor tiles all of which are in remarkable condition. The ground floor accommodation comprises a bright and airy lounge with a bay window, family dining room, large kitchen, utility room and W.C.

The first floor boasts four well-proportioned bedrooms, two of which have bay windows, providing ample space for family members or guests. The property has been recently refurbished and benefits from a new roof, new uPVC windows to the front elevation and gas combination boiler.

Set in a desirable location, this Victorian gem is not only a home but also a gateway to the vibrant community of Maesteg. With local shops, schools, and parks within easy reach, you will find everything you need just a stone's throw away.

Whether you are a growing family or simply seeking a spacious home, this property on Llynfi Road is sure to impress. Do not miss the chance to make this lovely property your own.

Tenure=Freehold (TBC by a legal representative)

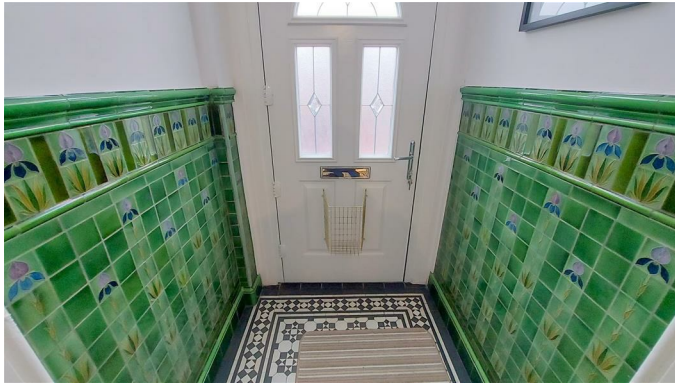
Council Tax Band=C

EPC=D



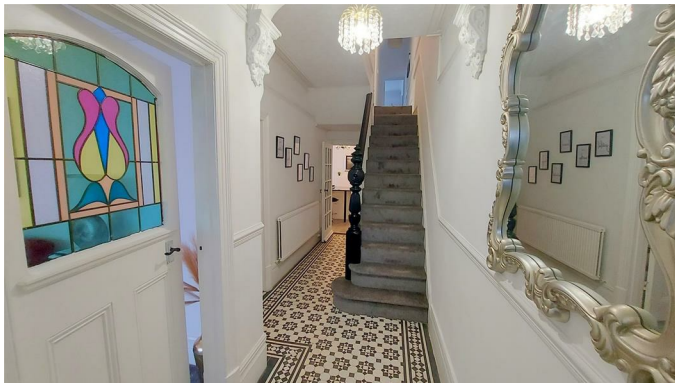
## Ground Floor

### Vestibule



Entry via a composite door. Papered and original coved ceiling, skimmed and original glazed tiled walls, original mosaic tiled floor and traditional half glazed door to:

### Hallway



Papered and original coved ceiling, skimmed walls, original mosaic tiled floor, carpeted stairs to first floor, radiator and three doors off.

### Lounge 14'5" x 12'1" (4.4 x 3.7)



Stained glass door, papered and original coved ceiling with ceiling rose, skimmed walls with picture rails, fitted carpet, two radiators, uPVC double glazed bay window to front and Victorian fireplace with coal effect gas fire.

### Family Dining Room 12'5" x 12'1" (3.8 x 3.7)



Skimmed and original coved ceiling with ceiling rose, skimmed walls with picture rails, fitted carpet, radiator, uPVC double glazed French doors to rear.

### Kitchen 13'9" x 12'1" (4.2 x 3.7)

Papered and coved ceiling, skimmed walls with picture rail, wood effect laminate flooring, contemporary vertical radiator, wall mounted gas combination boiler, two uPVC double glazed windows to side, two larger units, a range of base units with a complementary granite work surface with inset stainless sink, integrated oven and hob and door to:

### Utility Room 12'1" x 8'10" (3.7 x 2.7)



Papered ceiling, tongue and grooved walls, tiled floor, radiator, a range of base units with a complementary granite work surface, space and plumbing for washing machine and dishwasher, uPVC double glazed window to side, uPVC double glazed door to rear and door to:

W.C. 7'2" x 4'3" (2.2 x 1.3)



Skimmed and coved ceiling, skimmed walls, tiled floor, low level W.C., wash hand basin set on a vanity unit, radiator and two uPVC double glazed windows with obscured glass to rear.

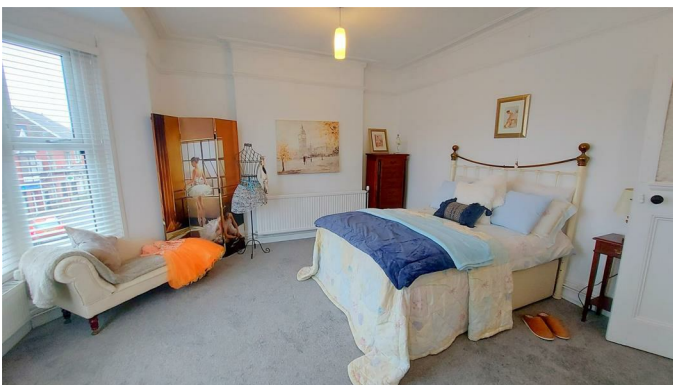
## First Floor

### Landing



Skimmed ceiling and walls, fitted carpet, storage cupboard and five doors off.

Principal Bedroom 18'8" x 12'1" (5.7 x 3.7)



Papered and original coved ceiling, skimmed walls with picture rails, fitted carpet, two radiators, two uPVC double glazed windows, one of which is a bay to the front.

Bedroom Two 13'9" x 12'5" (4.2 x 3.8)



Papered and coved ceiling, papered walls with picture rails, fitted carpet, radiator and uPVC double glazed bay window with obscured glass to rear.

Bedroom Three 12'9" x 12'5" (3.9 x 3.8)



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

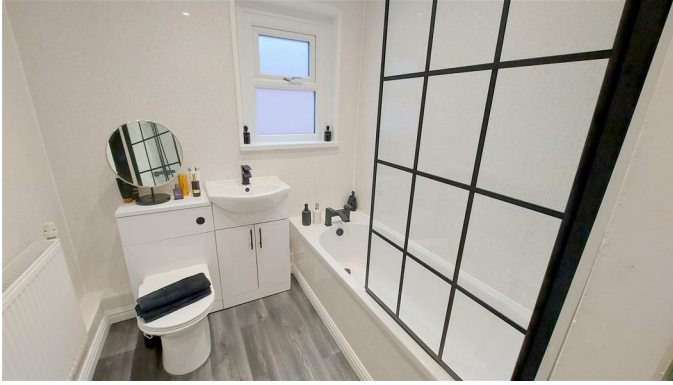
Bedroom Four 9'2" x 8'2" (2.8 x 2.5)



Papered and coved ceiling with loft access, papered walls, fitted carpet, radiator and uPVC double glazed window with obscured glass to side.



### Bathroom 8'10" x 6'10" (2.7 x 2.1)



Pvc panelled ceiling with spotlights, Pvc panelled walls, wood effect vinyl flooring, a three piece suite comprising a panel bath with shower over and privacy screen, wash hand basin set on a vanity unit and low level W.C with concealed cistern. radiator, storage cupboard, and uPVC double glazed window with obscured glass to side.

### Outside

#### Front Forecourt



Area laid to patio, bordered with wrought iron railings, gate to side offering access to rear garden, terracotta tiled path to front door.

#### Rear Garden



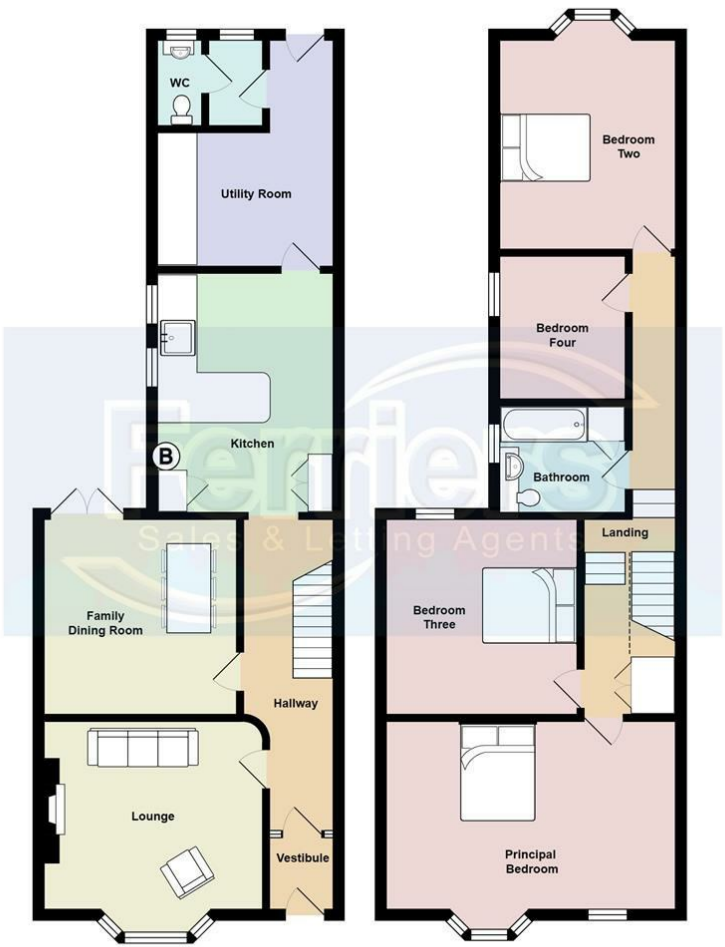
An enclosed courtyard garden laid to patio, steps lead up to a garage and storage beneath.

### Garage 24'7" x 11'5" (7.5 x 3.5)



A double width garage with wooden sliding door to front.

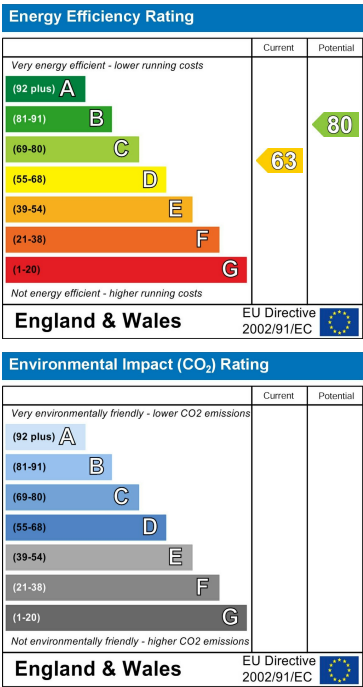
Floor Plan



Area Map



Energy Efficiency Graph



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