



16 Y Dderwen, Maesteg, CF34 9HX

£450,000

We are delighted to offer to the market this spacious and immaculately presented, five bedroom detached property in a desirable private cul-de-sac in Llangynwyd. Situated on the eastern edge of the Llynfi Valley, offering easy access to J36 of the M4 making this ideal for commuting along the M4 corridor. Within walking distance of local schools, village shop and public transport links. The elevated position of this property provides spectacular views of the Llynfi Valley countryside and beyond. The accommodation briefly comprises:- entrance hallway, cloakroom, two reception rooms, dining room, kitchen/diner, utility room and a storage room to the ground floor. Landing, five bedrooms, two en-suite shower rooms and a bathroom to the first floor. The property further benefits from uPVC double glazing, gas central heating via combination boiler, front and rear gardens, a wrap around driveway providing ample off-road parking and a detached double garage. Viewing is highly recommended to appreciate the space on offer!!

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

EPC Rating = C.

Council Tax Band = F.

Ground Floor

Entrance Hallway



Entry via a uPVC double glazed door, skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, two radiators, storage cupboard, carpeted stairs to the first floor, five doors off:-

Cloakroom 3'2" x 2'11" (0.98 x 0.90)



Skimmed and coved ceiling, skimmed and papered walls, fitted carpet, radiator, two piece suite comprising a vanity wash hand basin (with tiled splashback) and a low level W.C., uPVC double glazed window with obscured glass to the front.

Reception Room One 15'1" x 13'3" (4.60 x 4.06)



Skimmed and coved ceiling, papered walls, fitted carpet, radiator, wood burner sitting on a limestone back and hearth with limestone mantle over, uPVC double glazed bay window to the front.

Reception Room Two 13'1" x 8'7" (4 x 2.62)



Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed bay window to the front, uPVC double glazed window to the side, door into:-

Storage Room

Skimmed and coved ceiling, skimmed walls, fitted carpet, suitable for storage, door into the utility room, uPVC double glazed window to the side.

Dining Room 12'3" x 11'10" (3.74 x 3.62)



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed sliding doors into:-

[Conservatory](#)



Dwarf exposed brick wall, tiled flooring, uPVC double glazed windows to the roof, side and rear, double glazed French doors to the rear.

Kitchen / Diner 15'5" x 10'2" (4.70 x 3.10)



Skimmed and coved ceiling with spotlights, skimmed walls with tiled splashbacks, tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainers with mixer tap, integrated appliances include a range cooker with chimney style extractor above and a dishwasher, space for a fridge/freezer, ample space for a dining table, uPVC double glazed windows to the rear, door into the hallway, door into:-

[Utility Room 11'10" x 7'11" \(3.62 x 2.42\)](#)



Skimmed and coved ceiling, skimmed walls with tiled splashbacks, tiled flooring, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl stainless steel sink/drainers with mixer tap, wall mounted unit storing the gas combination boiler, space and plumbing for a washing machine and tumble dryer, door into the storage room, door into the kitchen, uPVC double glazed door to the rear providing access into the rear garden.

[First Floor](#)

Landing



Skimmed and coved ceiling with spotlights and loft access, papered walls, fitted carpet, radiator, uPVC double glazed window with wooden shutters to the front, airing cupboard, six doors off:-

Master Bedroom 13'9" x 13'0" (4.21 x 3.97)



Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window with wooden shutters to the front, door into:-

Master Ensuite 10'1" x 4'3" (3.08 x 1.31)



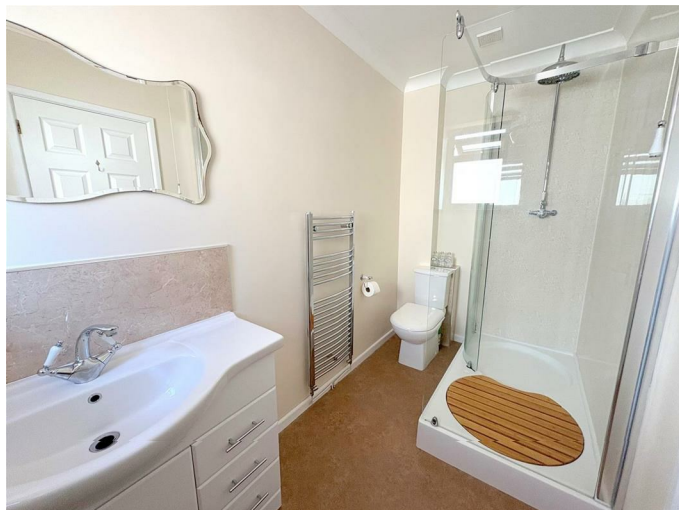
Skimmed and coved ceiling, skimmed walls, wood effect vinyl flooring, column radiator, three piece suite comprising shower cubicle, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the side.

Bedroom Two 14'6" x 12'4" (4.44 x 3.77)



Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator, fitted corner wardrobes, uPVC double glazed window with wooden shutters to the front, door into:-

Ensuite 10'2" x 4'11" (3.11 x 1.50)



Skimmed and coved ceiling, skimmed walls, vinyl flooring, chrome heated towel rail, three piece suite comprising a walk-in shower cubicle, wash hand basin set on a vanity unit and a low level W.C., uPVC double glazed window with obscured glass to the side.

Bedroom Three 12'9" x 10'4" (3.90 x 3.16)



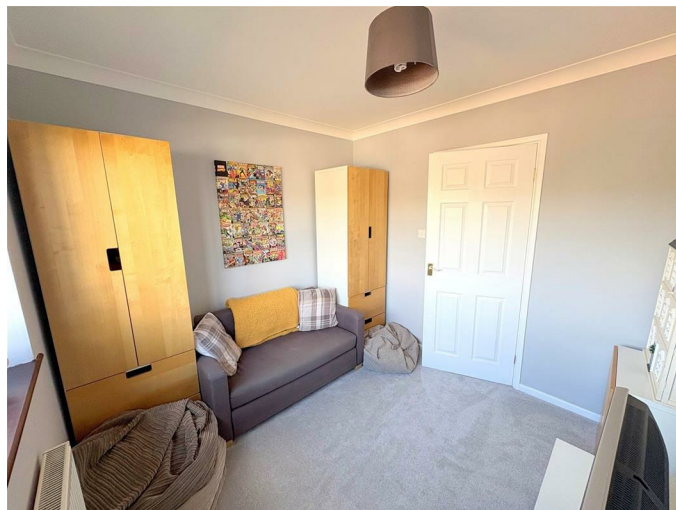
Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the rear.

Bedroom Four 12'4" x 10'4" (3.77 x 3.15)



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

Bedroom Five 9'10" x 8'9" (3.01 x 2.69)



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

Bathroom 10'0" x 7'1" (3.07 x 2.16)

Skimmed and coved ceiling, skimmed and tiled walls, mosaic tile effect vinyl 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 side.

Outside

Front Garden



Pedestrian access into the garden, steps leading down to the front of the property, garden laid to lawn with mature plants and shrubs, side access into the rear garden, wrap around driveway.

Wrap Around Driveway



Rear Garden



Area laid to patio, further area laid to lawn, steps leading down to the wrap around driveway and the

double garage, side access via an archway into the front garden, bordered with block walls and wood panelled fencing, wooden pedestrian gate providing access to the rear lane and steps down to the main road and the nearby bus stop.

Double Garage



Entry via an up and over door, garage has power & lighting and can easily fit two vehicles.

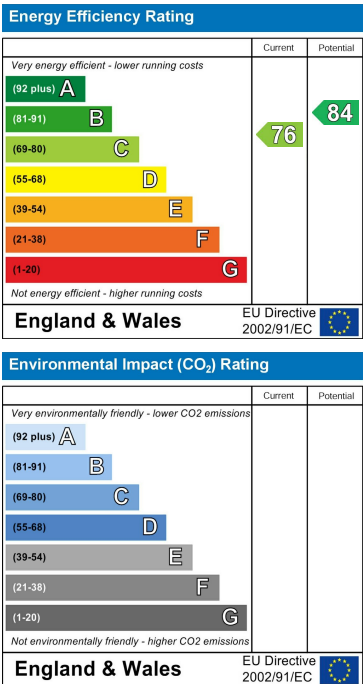
Floor Plan



Area Map



Energy Efficiency Graph



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