



Coed-Y-Garth House Llangynwyd, Maesteg, CF34 0DF

£575,000

Ferriers Estate Agents are delighted to offer For Sale this imposing five bedroom detached property, which sits on a 5.3 acre plot, offering spectacular views over your land and beyond. Accessed via a private drive way, the property offers peace and tranquility, yet it's only a five minute drive to Maesteg Town Centre and all its amenities. The property is also within walking distance of local shops, schools, as well as Garth welfare park and sports facilities. Located within a twenty minute drive of J36 of the M4, thus ideal for commuting along the motorway corridor and within easy reach of the coastal towns of Porthcawl to the east and Aberafan to the west. The property is perfectly suited for anyone looking for a large family home with ample space and ideal for members of the equine community or smallholders. The accommodation briefly comprises: an entrance porch, hallway, cloakroom, two reception rooms, dining room, kitchen/diner, utility room, shower room and games room to the ground floor. Landing, one single and four double bedrooms, en suite bathroom and family bathroom to the first floor. The property further benefits from uPVC double glazing, gas central heating, double garage, ample off road parking, south facing rear garden and views to die for! Viewing highly recommended to appreciate all this property has to offer. Freehold (TBC by conveyancer) . Council Tax=E. EPC Rating=C.

Ground Floor

Porch



Entry via a uPVC double glazed door with matching side panel. Tongue and grooved ceiling, exposed stone walls, tiled floor, two uPVC double glazed windows to sides and uPVC double glazed door to:

Entrance Hallway



Papered and coved ceiling, papered walls, fitted carpet, carpeted stairs to first floor, radiator, storage cupboard, under stairs storage and four doors off.

Cloakroom 5'6" x 2'11" (1.7 x 0.9)



Textured and coved ceiling, skimmed walls, tiled floor, uPVC double glazed window with obscured glass to front and a two piece suite comprising a low level W.C and wall mounted wash hand basin.

Reception Room One 23'7" x 14'5" (7.2 x 4.4)



Papered and coved ceiling with ceiling roses, papered walls, fitted carpet, a feature stone chimney breast with a multi fuel burner, two

radiators, uPVC double glazed window to side, Two uPVC double glazed bay windows to side and rear and double doors to:

Reception Room Two 14'5" x 12'1" (4.4 x 3.7)



Papered and coved ceiling with ceiling rose, papered walls, fitted carpet, radiator and three uPVC double glazed windows to sides and front.

Dining Room 15'1" x 11'5" (4.6 x 3.5)



Papered and coved ceiling with ceiling rose, papered walls, wood effect laminate flooring, radiator, uPVC double glazed french doors to rear and door to:

Kitchen/Diner 24'3" x 12'1" (7.4 x 3.7)



Textured ceiling with exposed beams, skimmed and tiled walls, tiled floor, radiator, four uPVC double glazed windows offering triple aspect views, a range of oak base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage, integrated, oven, hob, extractor and fridge, space for dishwasher and two doors off.

Utility Room 7'10" x 6'6" (2.4 x 2.0)



Textured and coved ceiling, pvc paneled walls, tiled floor, radiator, two uPVC double glazed windows to front and side, a range of base units with a complementary work surface housing a stainless steel sink/drainage, space for washing machine.

Inner Hallway

Textured and coved ceiling, skimmed walls, tiled floor, and two doors off.

Shower Room 5'6" x 2'11" (1.7 x 0.9)



Textured and coved ceiling, pvc paneled walls, tiled floor, chrome towel rail radiator and a shower cubicle.

Side Hallway



Tongue and grooved ceiling, skimmed walls, tiled floor, uPVC double glazed doors with matching side panels to front and rear and two doors off.

Games Room 16'4" x 9'6" (5.0 x 2.9)



Textured and coved ceiling, skimmed walls, fitted carpet, two radiators, two uPVC double glazed windows to rear and built in storage cupboards.

Garage 19'8" x 18'4" (6.0 x 5.6)

A double garage accessed via twin electric roller doors with power sockets and lighting.

First Floor

Landing



Papered and coved ceiling, papered walls, fitted carpet, feature uPVC double glazed window on stair turn, radiator, storage cupboards housing gas boiler and six doors off.

Master bedroom 17'4" x 14'1" (5.3 x 4.3)



Papered and coved ceiling, papered walls, fitted carpet, radiator, uPVC double glazed windows offering spectacular dual aspect views to rear and side, built in wardrobes and door to:

En Suite 8'2" x 5'6" (2.5 x 1.7)



Textured and coved ceiling, tiled walls and floor, chrome towel rail radiator, uPVC double glazed window with obscured glass to side and a three piece suite comprising a panel bath, low level W.C and pedestal wash hand basin.

Bedroom Two 14'5" x 11'9" (4.4 x 3.6)



Papered and coved ceiling, skimmed walls, fitted carpet, radiator, two uPVC double glazed windows to side and front.

Bedroom Three 12'1" x 11'9" (3.7 x 3.6)



Papered and coved ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed windows offering dual aspect countryside views to side and rear.

Bedroom Four 14'1" x 8'10" (4.3 x 2.7)



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

Bedroom Five 12'1" x 7'6" (3.7 x 2.3)



Papered and coved ceiling , skimmed walls, fitted carpet, radiator, fitted wardrobes and uPVC double glazed window to front.

Family Bathroom 9'10" x 6'2" (3.0 x 1.9)



Textured and coved ceiling, tiled walls, vinyl flooring, chrome towel rail radiator, uPVC double glazed window with obscured glass to front, a five piece suite comprising a shower cubicle, panel bath, low level W.C, bidet and pedestal wash hand basin.

Outside

The property sits on a plot measuring 5.3 acres, The front of the property is laid to patio with pedestrian access to rear. The double garage is accessed via the front with off road parking for two

vehicles also . There is also a further drive way suitable for up to six vehicles. To the west of the property is an enclosed garden laid to lawn, decorative pea shingle and a wrought iron pergola. The south facing rear garden is laid to patio with a wood storage area, block shed and a summer house and offers uninterrupted countryside views to south and east.

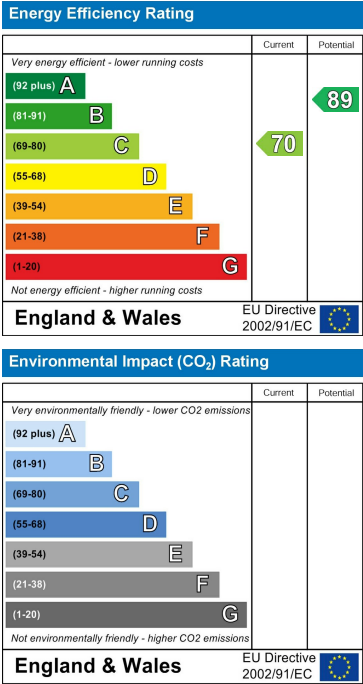
Floor Plan



Area Map



Energy Efficiency Graph



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