



26 Llan Road, Maesteg, CF34 9HN

£315,000

Ferriers Estate Agents are delighted to offer for sale this three bedroom, detached dormer bungalow located in a much sought after area of Cwmfelin, Maesteg. The property is conveniently located within walking distance of the historical village of Llangynwyd where the oldest thatched roof pub in Wales is located. The spacious living accommodation briefly comprises an entrance hallway, lounge, dining room, kitchen, utility room, W.C. and an integral garage to the ground floor. The dining room also benefits from patio doors which lead straight out onto the top tier of the rear garden which provides spectacular countryside views. Landing, two bedrooms and a shower room to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing, front garden with a driveway, side garden with an additional driveway and a larger than average rear garden. Viewing is highly recommended to appreciate all this property has to offer!!!! Sold with no on-going chain.

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

EPC Rating = D.

Council Tax Band = E.

Ground Floor

Entrance Hallway



Entry via a uPVC double glazed door with a matching obscured glass side panel, papered and coved ceiling, papered walls, fitted carpet, radiator, carpeted staircase leading to the first floor, four doors off:-

Bedroom Three 12'1" x 10'3" (3.70 x 3.14)



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

Dining Room 11'5" x 11'1" (3.49 x 3.40)



Papered and coved ceiling, papered walls, fitted carpet, radiator, uPVC double glazed sliding patio doors to the rear.

Lounge 24'10" x 9'10" (7.57 x 3.01)



Papered and coved ceiling, papered walls, fitted carpet, two radiators, coal effect gas fire sitting on a marble hearth with a stone effect back with wooden mantle over, dual aspect - two uPVC double glazed windows to the front and rear.

Kitchen 13'11" x 7'11" (4.25 x 2.42)



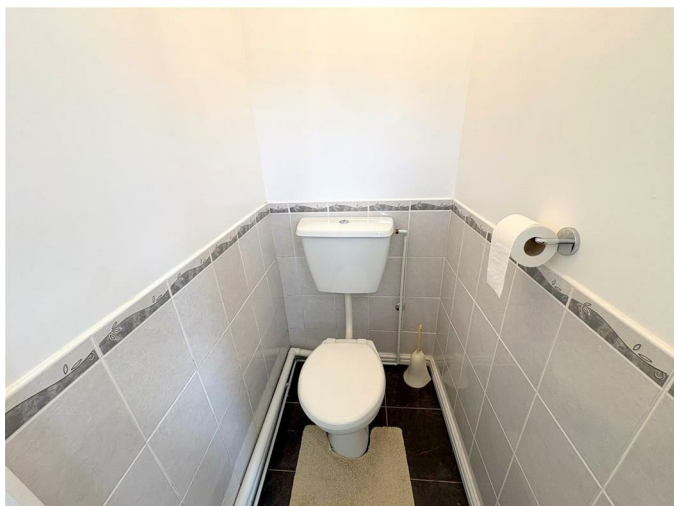
Papered and coved ceiling with spotlights, tiled walls, wood effect vinyl flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage unit with mixer tap, space for a free-standing gas cooker, space for a small dining table, uPVC double glazed window to the rear, wooden door into:-

Utility Room 10'10" x 8'10" (3.31 x 2.70)



Skimmed ceiling, skimmed and tiled walls, tiled flooring, radiator, a range of base units with a complementary work surface housing a one and a half bowl stainless steel sink/drainage unit with mixer tap, space and plumbing for a washing machine and tumble dryer, space for a fridge/freezer, uPVC double glazed window to the rear, uPVC double glazed door to the rear providing access into the rear garden, wooden single glazed door into the integral garage, door into:-

W.C. 3'10" x 2'11" (1.18 x 0.91)



Skimmed ceiling, skimmed and tiled walls, tiled flooring, low level W.C.

First Floor

Landing



Papered ceiling with loft access, papered walls, fitted carpet, radiator, built-in airing cupboard via wooden folding doors, three doors off:-

Bedroom One 13'10" x 11'11" (4.24 x 3.64)



Papered ceiling, papered walls, fitted carpet, radiator, built-in storage cupboard, uPVC double glazed window to the side.

Bedroom Two 13'11" x 11'6" (4.26 x 3.51)



Papered ceiling, papered walls, fitted carpet, radiator, fitted wardrobes, uPVC double glazed window to the side.

Shower Room 7'5" x 5'5" (2.28 x 1.67)



Textured and coved ceiling, PVC panelled walls, tiled flooring, chrome heated towel rail, three piece suite comprising a double shower cubicle with glass privacy screen and handrail, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the front.

Outside

Front Garden



Concrete driveway suitable for one vehicle, up and over door into the integral garage, garden area laid to lawn with mature plants and shrubs and bordered with hedging, side access to the side driveway and the rear garden.

Integral Garage 16'6" x 10'11" (5.05 x 3.33)



Accessed via an electric up and over door or separate access via the utility room, power and lighting, a range of base units (not fitted), suitable for a vehicle or for storage.

Rear Garden

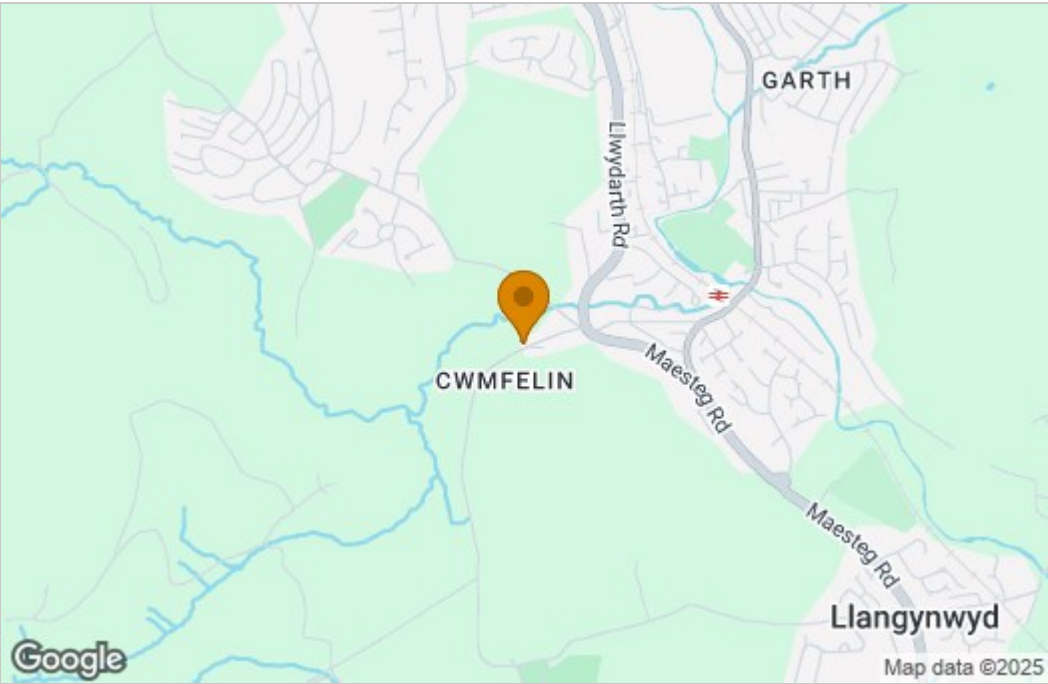


Tiered garden, first tier is laid to patio, steps down to a further tier which is laid to lawn and which sits an outbuilding suitable for storage, third tier also laid to lawn, substantial amount of land which extends behind two neighbouring properties (see picture 39 of plot outline).

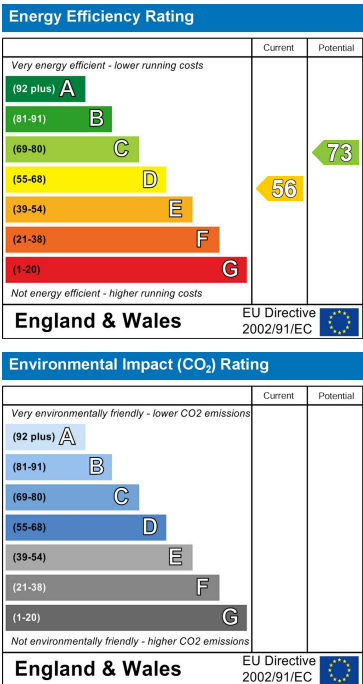
Floor Plan



Area Map



Energy Efficiency Graph



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