

Dan-Y-Rhug House Cwmdu Road  
Maesteg  
Bridgend  
CF34 0DL

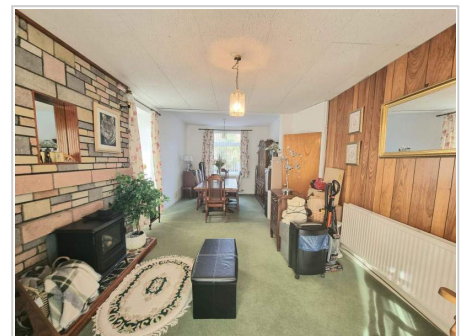
£399,995



- THREE BEDROOM DETACHED WITH APPROXIMATELY FOUR ACRES
- TWO RECEPTION ROOMS
- LOUNGE/DINING ROOM AND SECOND RECEPTION ROOM
- KITCHEN/DINER WITH CONSERVATORY OFF FROM THE KITCHEN
- THREE BEDROOMS AND FAMILY BATHROOM
- SUBSTANTIAL PLOT WITH GARAGE TO THE REAR AND OUTBUILDINGS SET ON
- TWO FURTHER FIELDS FOR GRAZING (AS SEEN IN AERIAL FOOTAGE)
- PANORAMIC RURAL VIEWS / 1 MILE FROM MAESTEG TOWN CENTRE
- NO CHAIN

**REDUCED PRICE**  
This is a unique property available for the first time in a century

Viewing Instructions: Strictly By Appointment Only



## General Description

"Detached Three Bedroom Detached With Land" Dan-Y-Rhug is a charming property with three reception rooms, kitchen/diner, garage, side storage. Generous Outbuildings and Workshop standing on a plot of approximately 4 acres with views of the surrounding countryside. The property benefits a lounge/dining room (historically two rooms), second reception room, kitchen/diner and Conservatory to the ground floor. First floor has three bedrooms, bathroom and separate WC. This plot is a must to view which appreciated from the aerial footage. The property benefits two pockets of grazing land to the side of the property, one is accessed from the bottom of the plot and the other has gate accessed on the lane. Must to view property with potential use for the outbuilding and grazing for horses for the land. This property benefits tranquil living with country walks, excellent cycle path close by, close to local amenities, 30 minute drive to porthcawl and aberavon, good rail links, twenty minutes from the M4 and 45 minutes to the brecon beacons.

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## Accommodation



### Entrance Hallway

Enter via front door into the porch with plain and tile walls, tile flooring, textured ceiling and door access to the main hallway, access to all ground floor rooms, plain walls, textured ceiling and tile flooring.

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### Lounge dining room

Spacious lounge/dining room which has historically been two rooms and now one lovely space with a UPVC double glazed window to front aspect and patio doors accessing the conservatory to rear aspect, plain walls, feature brick wall and panel wall, carpet flooring and radiators.

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### Second Reception Room

UPVC double glazed window to front aspect, feature brick and plain walls, radiator, carpet flooring and glass window to rear of the cosy reception room.

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### Kitchen/ Diner

UPVC double glazed window to rear aspect, range of wall and base units with complimentary worktops, integrated cooker and hob, stainless steel sink with mixer tap, oil heating system, space for a washing machine, space for a dishwasher, wood panel ceiling and walls, tile flooring and storage cupboard.

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## Conservatory

Spacious conservatory which runs to the rear of the property with door access to either side, plain walls, tile flooring and a range of storage base units.



## Landing

UPVC window to front aspect of the panoramic view, attic hatch, access to first floor rooms, plain walls, carpet flooring.



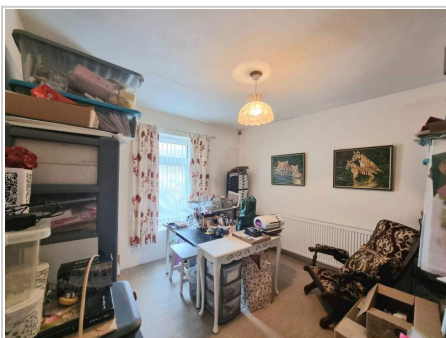
## Bedroom One

Two UPVC double glazed windows to front aspect which enables you to see the beautiful outlook, plain walls, carpet flooring and radiator.



## Bedroom Two

Second spacious bedroom with a UPVC double glazed window to front aspect which enables you to see the beautiful outlook, plain walls, carpet flooring and radiator.



## Bedroom Three

Bedroom three has a UPVC double glazed window to rear aspect, plain walls, carpet flooring and radiator.



## Bathroom

UPVC double glazed window to side aspect with a three piece suite comprising bath with shower over, pedestal wash hand basin, tile walls, carpet flooring, radiator and storage cupboard housing the water tank.



## WC

Low level wc, plain walls, carpet flooring and UPVC window.



## Outside

FRONT- Wall and gate boundary with path access to the front door, side gates with side drive parking to the right, gate access to the drive which allows access to this generous plot with outbuildings.

REAR- Aerial photos will enable you to appreciate this spacious plot with a garage to the rear of the house, side storage area, the main out building/workshop could be used for many potential purposes, rear of the workshop leads to the first part of the land, to the side of the drive and additional lane access to the second part of the grazing land.

## Services

Mains electricity, mains water  
OIL  
cesspit

EPC Rating: G18

## Tenure

We are informed that the tenure is Freehold

Length of lease: .

## Ground Rent

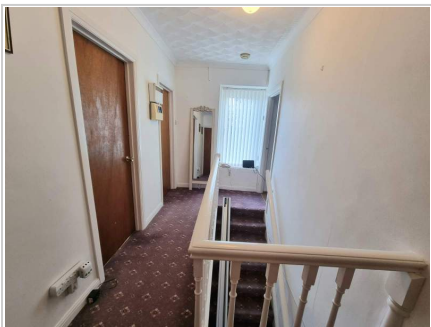
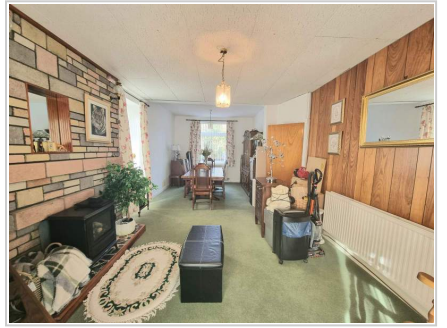
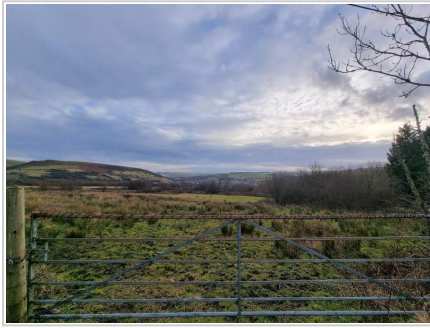
## Service Charge

## Council Tax

Band Not Specified

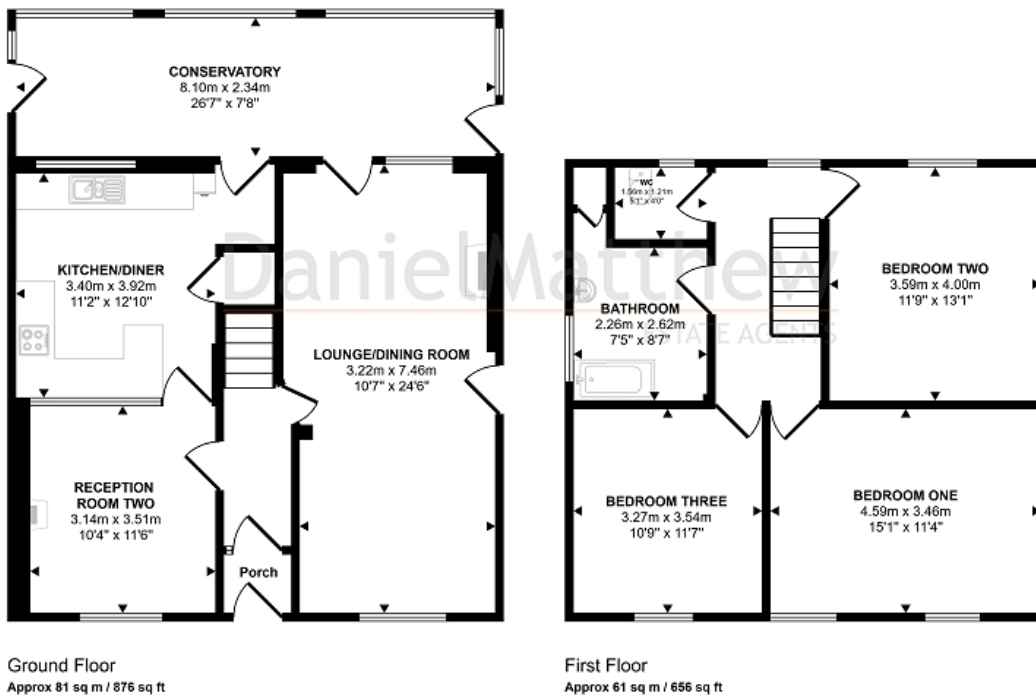
Deposit: £0.00







Approx Gross Internal Area  
142 sq m / 1531 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.