



Plot 1 Parc-Tyn-y-Waun, Llangynwyd,  
Maesteg, Bridgend. CF34 9RG

£465,000

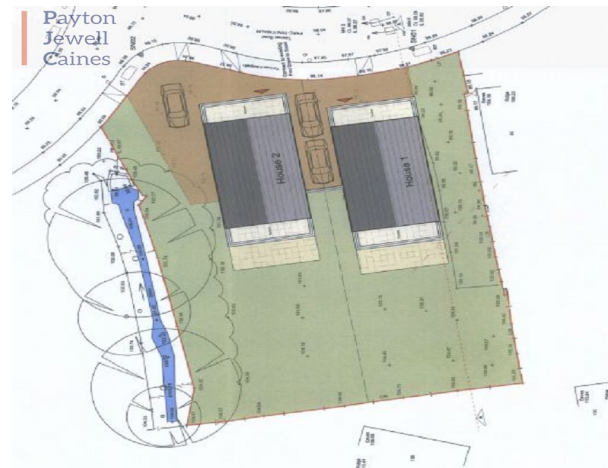


## Plot 1 Parc-Tyn-y-Waun, Llangynwyd, Maesteg, Bridgend. CF34 9RG

COMING SOON!!! Two brand new FOUR bedroom detached houses available within the sought after development of Parc Tyn y Waun. Single garage. Balcony off the lounge. Open plan kitchen / dining room. Quality finishes throughout. REGISTER YOUR INTEREST TODAY.

£465,000

- BRAND NEW HOMES IN LLANGYNWYD
- Sought after village location
- Beautiful countryside to explore
- Quality finishes throughout
- Balcony off the lounge with elevated views
- Potential for a self contained ground floor flat
- Images for illustration only



## DESCRIPTION

COMING SOON!!! Two brand new FOUR bedroom detached houses available within the sought after development of Parc Tyn y Waun. Single garage. Balcony off the lounge. Open plan kitchen / dining room. Quality finishes throughout. REGISTER YOUR INTEREST TODAY.

Parc Tyn Y Waun is a popular and established residential development positioned within the historic village of Llangynwyd. The properties are within easy walking distance of Ysgol Gyfun Gymraeg Llangynwyd and Llangynwyd Primary school. There is fantastic countryside to explore locally as well as local pubs, a quality restaurant at The Old House 1147 and local retail facilities.

Ground work is due to start by the end of 2024 with the homes due for completion in the summer of 2025. Please register your details with us today.

## DESCRIPTION

These plans are the proposed layout for the house. The developer may be able to consider some minor amendments to the layout should a purchaser wish (subject to timescale and proposed changes).

Each plot is priced at £465,000.

The ground floor provides an ideal opportunity for conversion to a self contained 'annexe'. In light of this there is additional access to the first floor provided by the side staircase. (This will require appropriate planning consent and building regulations).

## ENTRANCE HALL

With double doors to the home office, a courtesy door to the garage and a door to the WC.

## HOME OFFICE (23' 7" x 10' 8") or (7.20m x 3.25m)

With double doors accessed off the entrance hallway and a full height picture window overlooking the front.

## W.C.

## KITCHEN/BREAKFAST/FAMILY ROOM

Access off the first floor landing and with large bi-fold doors giving access to the rear garden.

The kitchen layout has been agreed but the choice of finishes is available to a purchaser. Integrated appliances to include cooker & hob, overhead extractor hood, fridge / freezer and dishwasher.

## UTILITY

## W.C.

## LOUNGE/DINER (21' 4" x 17' 7" max) or (6.50m x 5.35m max)

A generous room with large pocket doors leading to a balcony area to the front.

### **BEDROOM 1 (15' 1" x 9' 10") or (4.60m x 3.00m)**

Overlooking the rear garden with a door into the en-suite and fitted wardrobes.

### **EN-SUITE SHOWER ROOM**

Fitted with a 3 piece suite to include a quadrant style shower. Tile choices available.

### **BEDROOM 2 (15' 1" x 9' 10") or (4.60m x 3.00m)**

Overlooking the rear with fitted wardrobes.

### **BEDROOM 3 (10' 6" x 9' 10") or (3.20m x 3.00m)**

### **BEDROOM 4 (10' 6" x 9' 10") or (3.20m x 3.00m)**

### **FAMILY BATHROOM**

Fitted with a 3 piece suite and tiling options and choices available.


### **REAR GARDEN**

Enclosed with close board fence and laid with turf. Gated access to the front.

### **SINGLE GARAGE**

With electric roller shutter door. Courtesy door into the entrance hallway. Power and light plus EV charging point.

# Floorplan & EPC

| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92+) <b>A</b>                              |                         |   |
| (81-91) <b>B</b>                            |                         |   |
| (69-80) <b>C</b>                            |                         |   |
| (55-68) <b>D</b>                            |                         |   |
| (39-54) <b>E</b>                            |                         |   |
| (21-38) <b>F</b>                            |                         |   |
| (1-20) <b>G</b>                             |                         |   |
| Not energy efficient - higher running costs |                         |   |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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