



## 21 Llynfi Court, Maesteg, CF34 9NJ

### £425,000

Ferriers Estate Agents are delighted to present this stunning and immaculately presented, five / six bedroom home occupying a prime position within the highly sought after Llynfi Court development. This truly fabulous property has been extremely well maintained and boasts magnificent views of the valley and beyond to the rear.

Upon entry, you're welcomed into an inviting and spacious entrance hall which is flooded with natural light and plenty of space. The property features a downstairs cloakroom and various reception areas perfect for entertaining and every day use.

The beautifully modern kitchen features speckle worktops, integrated appliances and is simply ideal for entertaining and relaxing. This kitchen is a culinary dream and comes complete with a central island, bar area and access to a utility room plus internal access to the garage via the gym.

The first floor boasts a light and airy gallery landing and five spacious bedrooms, two of which benefit from en-suites. A separate family bathroom can be located off the landing and also an office room / 6th bedroom.

The rear garden is beautifully landscaped and provides a picturesque backdrop. This space is so impressive and it's stunning views can be appreciated during any season. This mature garden is brimming with an array of beautiful plants and shrubs with patio and lawn areas. It's the ultimate setting for alfresco dining and entertaining or simply relaxing with loved ones.

Lastly, a single garage provides up and over electric door, a space for parking, storage and can be accessed internally. The property also benefits from a bespoke resin driveway providing parking for two vehicles and a low maintenance front forecourt.

This magnificent home stands proudly on one of the most prestigious cul-de-sacs in the area. A well connected location within easy reach of local amenities and transport links.

What are you waiting for? Call today to arrange your viewing!



## Ground Floor

### Entrance Hallway



Entry via a composite front door with a uPVC double glazed side panel, skimmed and coved ceiling, skimmed walls, vinyl flooring, radiator, carpeted staircase leading to the first floor, uPVC double glazed French doors with matching side panels to either side, to the rear providing access into the rear garden, three doors off:-

### Cloakroom 6'11" x 2'11" (2.13 x 0.91)

Skimmed ceiling, skimmed walls, tile effect vinyl flooring, radiator, two piece suite comprising a pedestal wash hand basin (with tiled splash back) and a low level W.C., uPVC double glazed window with obscured glass to the side.

### Lounge 19'8" x 11'7" (6 x 3.55)



Skimmed and coved ceiling, skimmed walls with papered feature wall, fitted carpet, two radiators, feature stone effect electric fireplace sitting on a granite hearth with wooden back and mantle, dual aspect - uPVC double glazed windows to the front and rear.

## Kitchen / Diner 19'7" x 19'1" (5.97 x 5.83)



Skimmed and coved ceiling with spotlights, skimmed walls with papered feature wall, wood effect laminate flooring, two radiators, electric wall mounted heater, a range of base and wall mounted units with a complementary work surface housing a ceramic one and a half bowl sink/drainers with mixer tap, integrated appliances to include an eye level double oven, four ring gas hob with an angled cooker hood above and space for a dishwasher, curved kitchen island with breakfast bar, separate L shaped bar area which includes its own base unit with a complementary work surface and wall mounted optics, space for a dining table, space for a fridge/freezer, dual aspect - uPVC double glazed windows to the front and rear, door into:-

### Utility Room



Skimmed ceiling, skimmed walls, vinyl flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainers with mixer tap, space and plumbing for a washing machine and tumble dryer, uPVC double glazed window to the rear, door into:-



### Gym 20'2" x 6'6" (6.16 x 2)



Skimmed ceiling, skimmed walls, wood effect vinyl flooring, radiator, uPVC double glazed window to the front, uPVC double glazed door to the rear providing access into the rear garden, door into the integral garage.

### First Floor

### Landing



Skimmed and coved ceiling with loft access, skimmed and papered walls, fitted carpet, radiator, airing cupboard, seven doors off:-

### Master Hall



Skimmed ceiling, skimmed walls, fitted carpet, door into the master en-suite, opening into:-

### Master Bedroom 19'7" x 11'9" (5.99 x 3.60)



Skimmed ceiling, skimmed walls with papered feature wall, fitted carpet, two radiators, marble effect tiled area with a free-standing double ended slipper bath and a freestanding matte bath shower mixer tap, dual aspect - uPVC double glazed windows to the front and rear, door into:-

### Dressing Room 7'7" x 4'11" (2.32 x 1.50)

Skimmed ceiling with Velux window, skimmed walls, fitted carpet, wall mounted clothing rails.



Master En-suite 7'6" x 7'4" (2.30 x 2.25)



Skimmed ceiling, skimmed walls, fitted carpet, ceramic heated towel rail, three piece suite comprising a double shower enclosure, vanity wash hand basin and a low level W.C., uPVC double glazed window to the rear.

Bedroom Two 14'2" x 7'6" (4.33 x 2.30)



Skimmed ceiling, skimmed walls with papered feature wall, fitted carpet, radiator, storage cupboard, two uPVC double glazed windows to the front, door into:-

Guest En-suite 7'6" x 6'7" (2.31 x 2.01)



Skimmed ceiling with Velux window, skimmed walls, tile effect vinyl flooring, ceramic heated towel rail, three piece suite comprising a shower enclosure, vanity wash hand basin and a low level W.C., uPVC double glazed window to the rear.

Bedroom Three 11'8" x 8'6" (3.56 x 2.61)



Skimmed ceiling, skimmed and papered walls, fitted carpet, radiator, built-in wardrobe, dual aspect - uPVC double glazed windows to the front and side.



Bedroom Four 11'7" x 8'5" (3.55 x 2.57)



Skimmed ceiling, skimmed and papered walls, fitted carpet, radiator, built-in wardrobe, dual aspect - uPVC double glazed windows to the side and rear.

Bedroom Five 13'1" x 7'11" (4.01 x 2.43)



Vaulted skimmed ceiling with spotlights, skimmed and papered walls, fitted carpet, dwarf radiator, two uPVC double glazed windows to the front.

Family Bathroom 10'0" x 7'6" (3.05 x 2.30)



Skimmed ceiling, skimmed and tiled walls, wood effect vinyl flooring, ceramic heated towel rail, four piece suite comprising a panel bath, shower enclosure, vanity wash hand basin and a low level W.C., uPVC double glazed window to the rear.

Bedroom Six / Office 9'8" x 7'7" (2.97 x 2.33)



Skimmed ceiling, skimmed walls with papered feature wall, fitted carpet, radiator, uPVC double glazed window to the rear.

Outside

## Front Driveway & Forecourt



A landscaped forecourt laid with artificial turf and steps down to the property entrance, bespoke patterned resin driveway suitable for 1-2 vehicles and an up-and-over door to the integral garage - suitable for storage or additional parking.

## Integral Garage 19'7" x 10'9" (5.99 x 3.30)

Via an electric up-and-over door, fitted carpet, wall mounted gas combination boiler, two uPVC double glazed windows to the rear, door into the gym.

## Rear Garden



An excellently maintained garden with an area laid to patio and larger area laid to lawn with some mature plants and shrubs, wooden gazebo with seating, wooden pedestrian gate to the side providing access onto the cul-de-sac and the front of the property, bordered with wood panelled fencing.



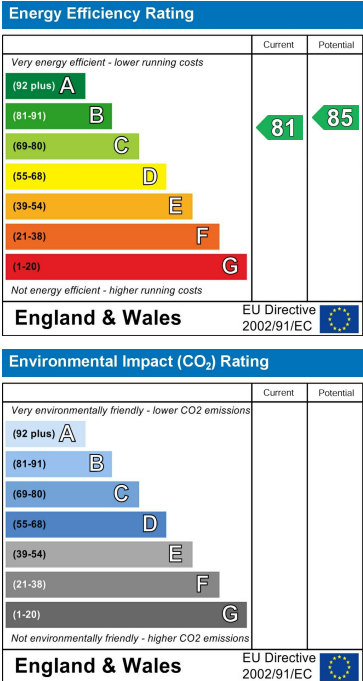
Floor Plan



Area Map



Energy Efficiency Graph



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