



## Ty Golygfa Llys Station

**£315,000**

- Beautifully Presented Detached Self-Build Property
- No Ongoing Chain
- Spacious Open-Plan Kitchen, Dining & Living Area with Juliet Balcony
- Stunning Panoramic Views Across the Ogmere Valley
- Fully Powered Garden Office/Gym
- EPC Rating: B



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## About the property

A rare and beautifully presented four-bedroom detached self-build home in Nantymoel offered with no ongoing chain, offering spacious accommodation over three floors, stunning Ogmore Valley views, off-road parking, and a versatile garden office. Viewing highly recommended.





# Accommodation

## Ground Floor

### Entrance Hall

### Bedroom Three

14' 1" x 10' 10" ( 4.29m x 3.30m )

### Bedroom Four

9' 6" x 8' 6" ( 2.90m x 2.59m )

### Shower Room

8' 6" x 6' 3" ( 2.59m x 1.91m )

## First Floor

### Kitchen/Lounge/Diner

23' 11" max x 17' 9" max ( 7.29m max x 5.41m max )

### Utility Room

6' 7" x 5' 7" ( 2.01m x 1.70m )

### W.C.

## First Floor

### Landing

## Bedroom One

12' 10" x 9' ( 3.91m x 2.74m )

### En-Suite

6' 5" x 6' 5" ( 1.96m x 1.96m )

## Bedroom Two

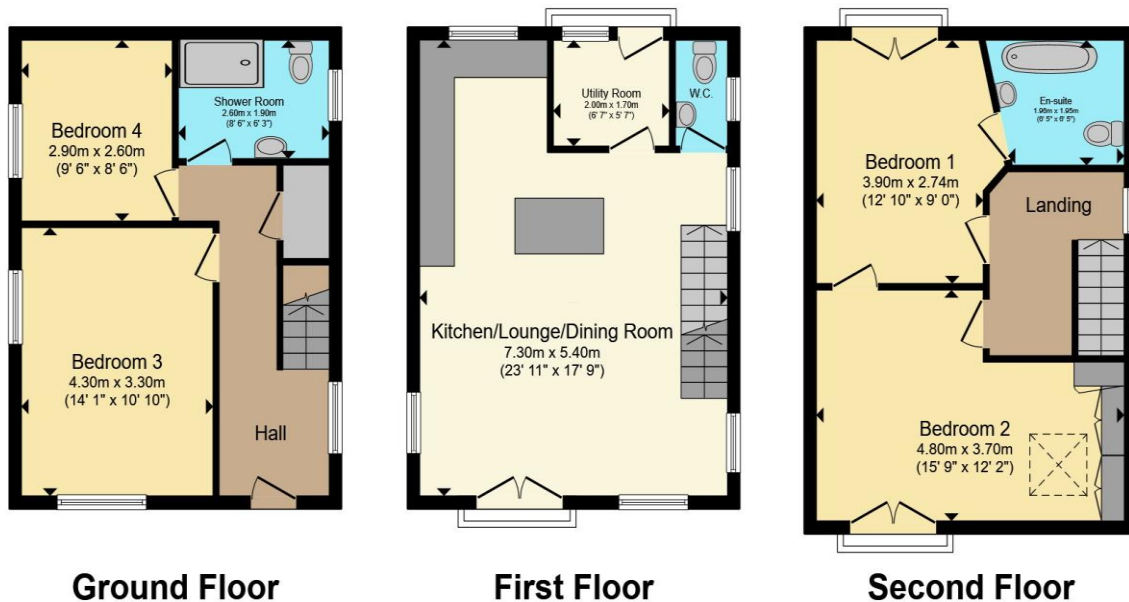
15' 9" max x 12' 2" max ( 4.80m max x 3.71m max )

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## Floorplan



Total floor area 118.2 m<sup>2</sup> (1,272 sq.ft.) approx

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