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Wood Villa, 1A Station Road, Llangynwyd, Maesteg, Bridgend. CF34 9TF



£325,000

Main Features

- Individual detached 3 double bedroom, 3 reception room home
- Situated off a private gated access driveway
- Hidden from Station Road, no passing traffic
- Fully fitted Oak kitchen/ dining/ breakfast room,
- Convenient location for village amenities, schools, Post Office and bus link
- The M4 and McArthur Glen Designer Outlet are within approximately 6 miles at Junction 36
- Ample parking along driveway
- Side garden, laid to lawn, with far reaching views of hills
- uPVC double glazing and combi gas central heating
- Council Tax Band: D. EPC: E

General Information

INDIVIDUAL DETACHED 3 DOUBLE BEDROOM, 3 RECEPTION ROOM HOME SITUATED OFF A PRIVATE GATED ACCESS DRIVEWAY, WITH NO PASSING TRAFFIC AND HIDDEN FROM STATION ROAD.

This home was built Circa 1983 and provides family size accommodation comprising porch with vaulted ceiling, hallway, cloakroom, fully fitted Oak kitchen/ dining/ breakfast room, utility room, double aspect lounge, separate sitting room and sun lounge with vaulted ceiling. First floor landing, family bathroom and 3 double bedrooms. The property has an attached garage with electronic remote control door. Ample parking along driveway and a side garden, laid to lawn with far reaching views of hills. Decked sitting area over culvert. Shed and greenhouse. The property benefits from combi gas central heating and uPVC double glazing.

The property is located in a convenient location for village amenities, schools, Post Office and bus link. The M4 and McArthur Glen Designer Outlet are within approximately 6 miles at Junction 36. There is a rail link also within 1 mile at Cwmfelin.

Please visit our new and improved website for more information!

GROUND FLOOR

Entrance Porch

uPVC double glazed windows to front and side. uPVC double glazed main entrance door to front. Vaulted wood beam ceiling with double glazed skylight window. Laminate flooring. Stone feature wall. uPVC double glazed door with full length matching side panel.

Hallway

Real wood flooring. Open spindled staircase to 1st floor. Radiator. Coving. Wall mounted gas central heating thermostat and control.

Cloakroom

uPVC double glazed window to rear. Two piece suite in white comprising close coupled WC with push button flush, wall mounted hand wash basin with mixer tap. Laminate flooring. Coving. Panelled walls. Dado rail. Mains water stop tap.

Kitchen/ Breakfast/ Dining Room

uPVC double glazed window to front with views of woodland and hills. Fitted vertical blind. uPVC double glazed window to rear. Fitted vertical blind. uPVC double glazed window to side. Traditional, fully fitted Oak kitchen with granite worktops. Integral microwave, oven, grill, ceramic hob, extractor hood, fridge and dishwasher. One and a half bowl stainless steel sink unit with mixer tap. Tiled splashback. Breakfast island. Dresser style unit with illuminated display shelves. Full height, pull-out larder unit. Tiled floor. Wood beam ceiling with inset spotlights. TV connection. Three radiators. Door to built-in store cupboard with coat rail, tiled floor and light. Loft entrance.

Utility Room

uPVC double glazed window to rear. uPVC double glazed door to rear yard. Quarry tiled flooring. Fitted base unit with one and a half bowl stainless steel sink unit with mixer tap. Tiled splashback. Plumbed for washing machine. Space for tumble dryer and fridge freezer. Tiled walls. Internal door to kitchen.

Sitting Room

uPVC double glazed window to side. Fitted vertical blind. Laminate flooring. Radiator. TV connection. Coving. uPVC double glazed patio doors to..

Sun Lounge

uPVC double glazed windows to both sides with far reaching views of woodland and hills. Fitted vertical blinds. Wood effect tiled floor. uPVC double glazed door to garden. Radiator. Vaulted wood beam ceiling with double glazed skylight window and fan light.

Lounge

uPVC double glazed windows to front and side with far reaching views of hillside and woodlands. Fitted vertical blinds. Real wood flooring. Remote control electric fire with wood surround. Wall lights. Coving. TV connection. Two radiators.

FIRST FLOOR

Landing

uPVC double glazed window to side. Loft entrance. Colonial style panelled doors to bedrooms, bathroom and walk in airing cupboard with second loft access, radiator and slatted shelf.

Family Bathroom

uPVC double glazed window to side. Four piece suite comprising close coupled WC, corner bath, pedestal hand wash basin and shower cubicle with electric shower. Non slip cushion flooring. Tiled walls. Coving. Chrome heated towel rail.

Bedroom 1

uPVC double glazed window with far reaching views of woodland, hills and Parc Tyn y Waun. Fitted vertical blinds. Radiator. Coving.

Bedroom 2

uPVC double glazed window with over rooftop, woodland and hillside views. Fitted vertical blind. Fitted wardrobes. Radiator. Coving. TV connection.

Bedroom 3

uPVC double glazed window with far-reaching views of woodland and hills. Fitted vertical blind. Fitted wardrobes. Radiator. Coving.

EXTERIOR

The property is accessed via a shared private driveway from Station Road, which leads to its own double steel gated driveway, leading to the dwelling and providing parking for 6 to 8 cars (approximately). Gate access to storage area. Further gate access leading to front garden.

Attached Single Garage

Electronic remote control roller door. uPVC double glazed window. Electric light and power. Wall mounted Worcester Combi gas central heating boiler. Entrance to loft space. Gate access to storage area. Further gate access leading to..

Front Garden

Laid with blocked paved and decorative stone covered planting areas. Access to main garden. Door entrance to sun lounge.

Main Garden

Laid with block paved patio and pathway. Lawn. Variety of shrubs. Wood decked sitting area over culvert. Wood framed shed. Aluminium framed greenhouse. Block paved rear yard, providing rear door access to utility room.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at bcg@petermorgan.net (fees will apply on completion of the mortgage).

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding D

Current heating type Combi

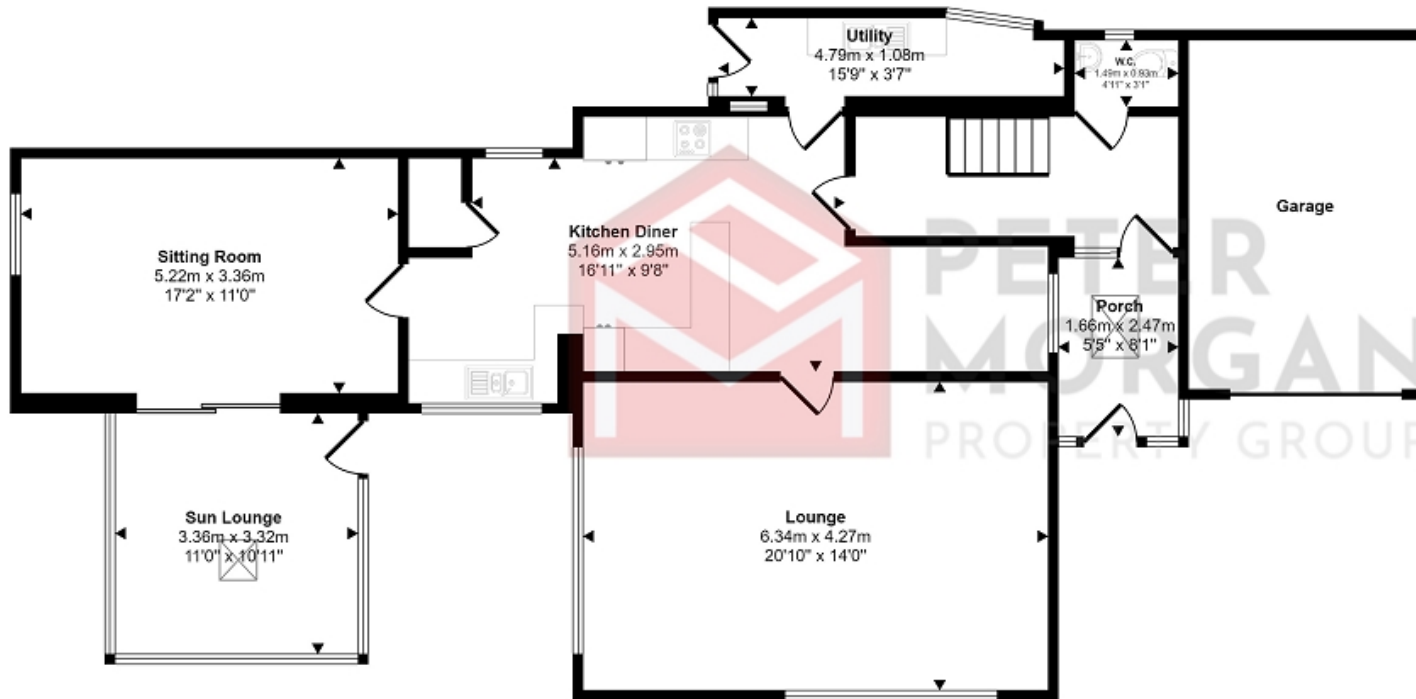
Tenure (To be confirmed) Freehold



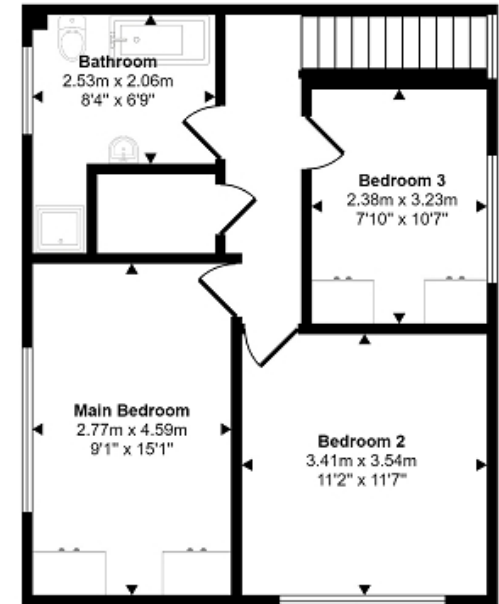




Approx Gross Internal Area
172 sq m / 1856 sq ft



Ground Floor
Approx 122 sq m / 1317 sq ft



First Floor
Approx 50 sq m / 539 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	71
(55-68)	D	
(39-54)	E	54
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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