



Grosvenor, Maesteg Road
Cwmfelin, Maesteg, CF34 9LD





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£250,000 Freehold

3 Bedrooms : 1 Bathroom : 3 Reception Rooms

Watts & Morgan have to offer this sizeable three double bedroom detached bungalow located in Cwmfelin, Maesteg. In need of refurbishment but offering a wealth of traditional features throughout. Within walking distance to local amenities, reputable schools and close proximity to Maesteg Town Centre and J36 of the M4. Accommodation comprises; entrance porch with traditional sun room, hallway, lounge with bay window, separate dining room, kitchen/breakfast room, three double bedrooms and a 3-piece bathroom. Externally offering front and rear lawned gardens with outbuildings; and gated off-road parking leading to a single garage. No onward chain. EPC Rating; 'E'.

- Bridgend Town Centre 7.7 miles
 - Cardiff City Centre 25.8 miles
 - M4 (J36) 6.4 miles
-

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Summary of Accommodation

ACCOMMODATION

Entrance via a uPVC glazed door into the porch with traditional arch pillared entrance and an additional stained glass front door. To the side of the porch, a courtesy door leads into a traditional sun room (in need of repair).

The hallway provides original doors leading off, traditional wood clad walls, picture rails and carpeted flooring (original parquet flooring beneath). Two large storage cupboards are on offer; one is a walk-in pantry with shelving and the other is a storage cupboard housing the loft hatch.

The lounge is a good size reception room with bay window to the side elevation, sliding aluminium doors leading into the sun room, an original tiled fire surround and herringbone parquet flooring.

To the front of the property lies an additional good size reception room/dining room with carpeted flooring (original parquet flooring beneath), bay window, original tiled fire place and a serving hatch into the kitchen.

The kitchen has been fitted with shaker style farmhouse cream wall and base units with laminate work surfaces and tiled splashback. Integral appliances to include; 4-ring gas hob, oven/grill and pull-out extractor hood; fridge/freezer and dishwasher. Space is provided for a breakfast table and chairs. Further benefiting from; a stainless steel sink unit, uPVC courtesy door provides access to the garden and ceramic tiled flooring. One cupboard houses the 'Worcester' gas boiler.

Bedroom One is a generous size double room with original herringbone parquet flooring, bay window and traditional tiled fire surround.

Offering versatility as a further reception room.

Two further double bedrooms are offered to the rear of the property and the bathroom has been fitted with a traditional 3-piece suite.

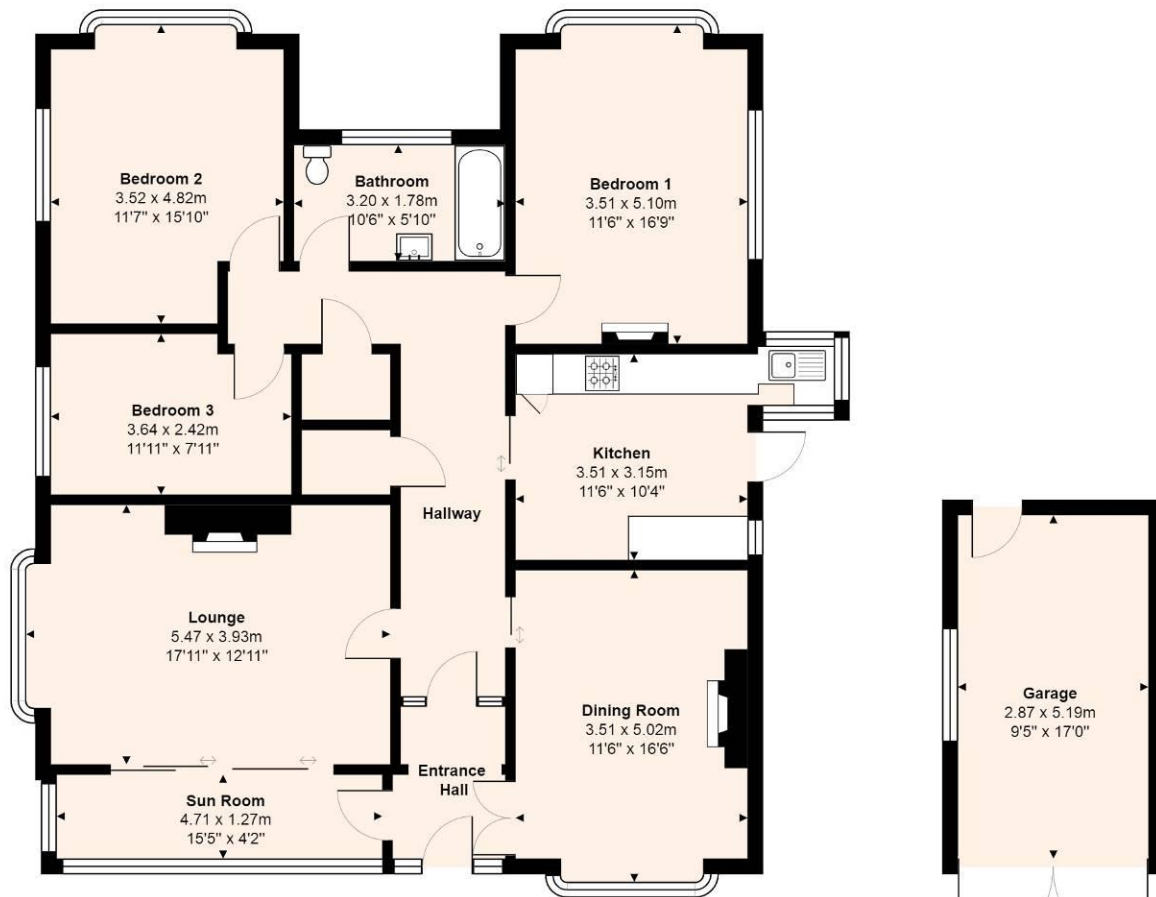
GARDENS AND GROUNDS

Grosvenor is accessed off the main road through Maesteg onto a gated patio driveway providing off-road parking for 2/3 vehicles leading to a single garage with double timber door.

The elevated front garden is predominantly laid to lawn with a variety of mature planted borders and footpath to front door.

The private rear garden is a good size but in need of attention; a central stepped footpath leads to a three tiered garden which offers a south-facing aspect backing onto farmland. The rear garden provides numerous outbuildings with water/plumbing provided and a courtesy door leads into the single garage.

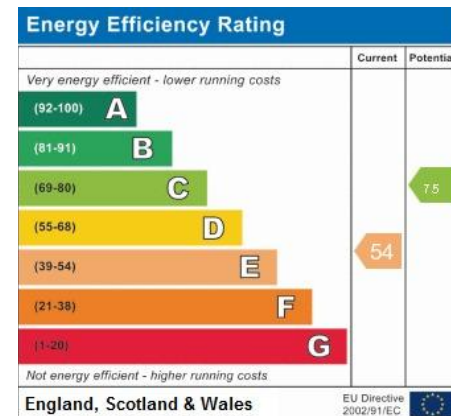




Grosvenor
 Total Area: 128.6 m² ... 1385 ft² (Excluding Garage)
 All measurements are approximate and for display purposes only

TENURE AND SERVICES

All mains services connected. Freehold.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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