



Tyllgoed,
Llangynwyd, Maesteg, CF34 0EH





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£365,000 Freehold

4 Bedrooms : 1 Bathrooms : 2 Reception Rooms

Watts & Morgan have to offer this well-proportioned 4 bedroom detached property located in Llangynwydd offering fantastic size living and set in a peaceful location. Within close walking distance to local amenities and a short drive from Junction 36 of the M4. Accommodation comprises; entrance hallway, open plan living/dining room, kitchen, utility room, second reception room and WC. First floor landing, 3 double bedrooms, 1 single bedroom and a 4-piece family bathroom. Externally offering off-road parking, low maintenance rear garden and a lawned side garden backing onto a stream with countryside fields to the front of the property. EPC; 'E'.

Directions

- Bridgend Town Centre 7.5 miles
- Cardiff City Centre 26.7 miles
- M4 (J36) 6.3 miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Accessed via a composite door into the spacious hallway leading into the lounge/dining room. The lounge/dining room features carpeted flooring, exposed beams and a central gas fire. Further features uPVC windows to the front and rear elevations and double patio doors leading out onto the side of the property. Ample space is provided for freestanding furniture. The second reception room is another spacious living room featuring central decorative fireplace, carpeted flooring and uPVC windows to the front elevation. The kitchen has been fitted with a range of wall and base units with laminate work surfaces. Integral appliances to remain; 4-ring electric hob, oven and extractor fan. Plumbing has been provided for further appliances. Also features tiled flooring and uPVC windows to the rear elevation. The utility room provides plumbing for multiple appliances and a partially glazed uPVC door leads out to the rear garden. A large walk-in storage area houses the oil boiler. The WC features a 2-piece suite comprising; wall-mounted sink and low level WC and an obscured uPVC window to the rear.

FIRST FLOOR

The first floor landing features carpeted flooring and access to the loft space. Bedroom One is a spacious double room featuring fitted wardrobes with overhead storage and uPVC windows to the front elevation. Bedroom Two is another sizeable double room featuring carpeted and uPVC windows to the rear elevation. Bedroom Three is a further double room featuring fitted wardrobes, carpeted flooring and uPVC windows to the front elevation. Bedroom Four is a comfortable single room featuring carpeted flooring and uPVC windows to the rear elevation. The family bathroom has been fitted with a 4-piece suite comprising; pedestal sink, WC, panelled bath and separate walk-in shower cubicle. Further featuring tiled flooring, partially tiled walls and obscured glazed windows to the rear elevation.

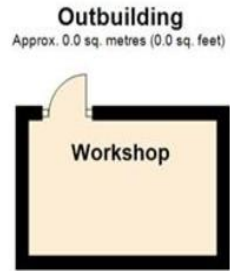
GARDENS AND GROUNDS

Tyllgoed is located in the quite village of Llangynwyd. The property is accessed onto a private driveway with space for 2 vehicles. To the rear of the property lies a fully enclosed low maintenance garden leading down to a small stream running just behind the property. The rear features an outside workshop with full power supply. The garden wraps around to the side of the property to a sizeable lawned area surrounded by a range of mature shrub and hedge borders.

SERVICES AND TENURE

Oil central heating system. All mains services connected. Freehold.





Ground Floor
Approx. 60.6 sq. metres (652.8 sq. feet)



First Floor
Approx. 59.5 sq. metres (640.7 sq. feet)



Total area: approx. 120.2 sq. metres (1293.5 sq. feet)

All measurements are approximate, and for display purposes only.
Plan produced using PlanUp.

Tyllgoed, Llangynwdd



	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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