



13 Llynfi Court
Maesteg, CF34 9NJ

WATTS & MORGAN 160 YEARS

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£425,000 Freehold

5 Bedrooms : 3 Bathrooms : 2 Reception Rooms

We are pleased to present to the market this spacious well presented five bedroom detached property situated in a quiet cul-de-sac. Located within Maesteg in Bridgend, within walking distance of various cycle and walking routes close to all local amenities and shops and just a short drive from Junction 36 of the M4. Accommodation comprises of: Entrance hall, lounge, office, WC, open plan kitchen / Dining room, utility, conservatory. First floor double bedroom with en-suite, double bedroom with en-suite and dressing room, two further double rooms and a family bathroom. Externally enjoying a private driveway, garage and rear low maintenance garden. EPC "C"

Directions

- Bridgend Town Centre 8.9 miles
 - Cardiff City Centre 27.5 miles
 - M4 (J36) 7.6 miles
-

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Summary of Accommodation

GROUND FLOOR

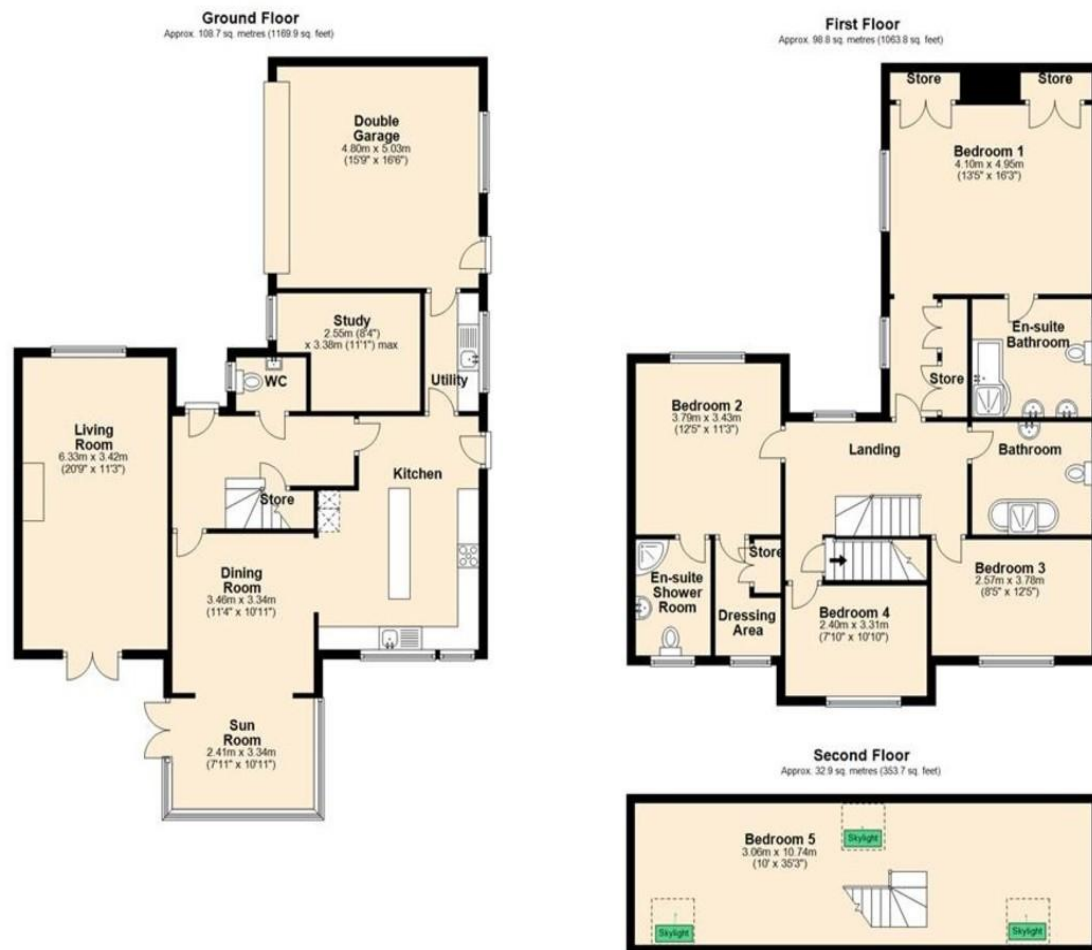
Accessed via a partially glazed uPVC front door into the spacious hallway featuring Karndean flooring, carpeted staircase leading up to the first floor landing and a large under-stairs storage cupboard. The spacious living/reception room features laminate flooring, central feature fireplace, window to the front elevation and patio doors leading out onto the rear garden. The open-plan kitchen/dining room features Karndean flooring, double patio doors leading out onto the rear garden and windows looking to the rear and side elevations. Ample space for freestanding living/dining furniture. The kitchen has been comprehensively fitted with a range of shaker style wall and base units, quartz work surfaces, tiled flooring and windows looking over the rear garden. Further benefitting from a separate island featuring continuation of the quartz work surface and further storage space. Integral appliances to remain; 'Neff' oven, grill, 5-ring gas hob, extractor fan, dishwasher and a freestanding American style fridge/freezer. Further benefitting from spotlighting and a partially glazed door leading out onto the side elevation. The utility room has been fitted with a range of wall and base units and complementary work surfaces. Plumbing has been provided for appliances, windows looking out over the side elevation and a door provides side access into the double garage. The office is a versatile reception room featuring carpeted flooring and windows to the front elevation.

The ground-floor WC has been fitted with a 2-piece suite comprising; WC and sink. Further presenting tiled flooring and obscured uPVC window to the front elevation.

FIRST FLOOR

Bedroom One is a spacious double bedroom featuring 4 internal fitted wardrobes, carpeted flooring, windows looking over the front elevation and leads into the en-suite. The 3-piece en-suite bathroom comprises; WC, 'Jack & Jill' sinks and a jacuzzi bath with over-head shower. Further features partially tiled walls, tiled flooring, spotlighting and an obscured window to the side elevation. Bedroom Two is a spacious double bedroom with carpeted flooring, windows to the front elevation and leads into a 3-piece shower en-suite featuring tiled flooring, partially tiled walls, WC, sink and separate shower cubicle. Bedroom Two also benefits from a separate dressing area with internal wardrobes and space for further storage. Bedroom Three is a double bedroom with windows to the rear elevation, carpeted flooring and ample space for freestanding furniture. Bedroom Four is a further double bedroom with carpeted flooring and windows to the rear elevation. The family bathroom has been fitted with 3-piece suite comprising; WC, sink and a freestanding bath. Further presenting windows to the side elevation and partially tiled walls and tiled flooring.





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.

SECOND FLOOR

The attic room features carpeted flooring and 3 Velux skylight windows. A versatile room which could be used as a fifth bedroom.

GARDENS AND GROUNDS

No.13 is accessed into the quiet cul-de-sac of Llynfi Court onto a private driveway leading to the garage with full power supply. To the rear of the property lies a fully enclosed wrap around low maintenance garden with a raised decked area ideal for outdoor furniture and a further artificial grass section with patio area. The garden is surrounded by a range of mature shrubs and woodland.

SERVICES AND TENURE

Freehold all mains. connected

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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