



Llwyn Gwladys,  
Llangynwyd Village, CF34 9SE

Watts  
& Morgan



# Llwyn Gwladys,

Llangynwyd Village, Maesteg CF34 9SE

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**£395,000 Freehold**

**3 Bedrooms | 1 Bathrooms | 2 Reception Rooms**

A rare opportunity to acquire this spacious three double bedroom property for the first time. This stone built cottage dates back over 150 years and boasts character throughout. Situated in the sought after historic village of Llangynwyd in a picturesque position with fields behind and overlooking the Church to the front. Being sold with no onward chain. Accommodation comprises of porch, entrance hall, lounge, dining room, kitchen/breakfast room, utility and WC., basement room. First floor landing, spacious main bedroom (potential for two rooms), two further double bedrooms and a modern 4-piece bathroom. Externally offering single garage, off road parking, front and rear lawned gardens. There is further land available behind the house of up to approximately 0.9 of an acre, subject to further negotiation.

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## Directions

\* Bridgend - 7.8 Miles \* Cardiff - 29.5 Miles \* J36 of the M4 - 6.0 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a PVC front door into the entrance porch with adjacent glazed windows, tiled flooring and an internal door leads into the main hallway.

The main hallway has fired earth floor tiles, carpeted staircase leading to the first floor and all doors lead off. There is a ground floor cloakroom/storage room with a door and steps leading down to the cellar. The cellar houses the oil boiler. The main living room is a spacious light reception with a bay window overlooking the front grounds with views over the Church and a window to the rear with carpeted flooring and central feature fireplace.

The dining room is a great size second reception room with carpeted flooring and bay windows overlooking the front. The kitchen/breakfast room has been fitted with a range of coordinating solid wood wall and base units with complementary granite work surfaces over with tiled splashbacks, tiled flooring and windows overlooking the rear garden. Integrated appliances include the 4-ring electric hob, integrated 'Neff' oven and grill, 'Miele' dishwasher and 1¼ inset stainless steel sink. An inner hallway with built-in storage and access to the WC and utility. The WC is fitted with a 2-piece suite comprising of a WC and wall mounted wash-hand basin with window to the rear and tiled flooring. The utility has space and plumbing provided for appliances, windows to the rear and a partly glazed PVC door opening out to the rear garden.

The first floor landing offers carpeted flooring, windows overlooking the front and all doors lead off. The first floor landing also benefits from a built-in airing cupboard housing the hot water cylinder.

Bedroom one is a superb size main bedroom with potential to be converted into two separate double bedrooms with carpeted flooring, built-in wardrobes and overhead storage and windows to the front and rear aspects. Bedroom two is a second double bedroom with carpeted flooring and windows to the front. Bedroom three is a third double bedroom with access to the loft hatch, carpeted flooring and windows to the rear. The bathroom has been fitted with a modern 4-piece suite comprising of a bath, WC and wash-hand basin set within vanity unit and a corner shower cubicle with tiling to the walls and flooring, recessed spotlighting and window to the rear.

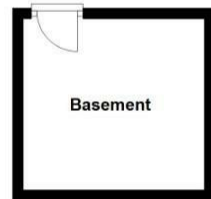
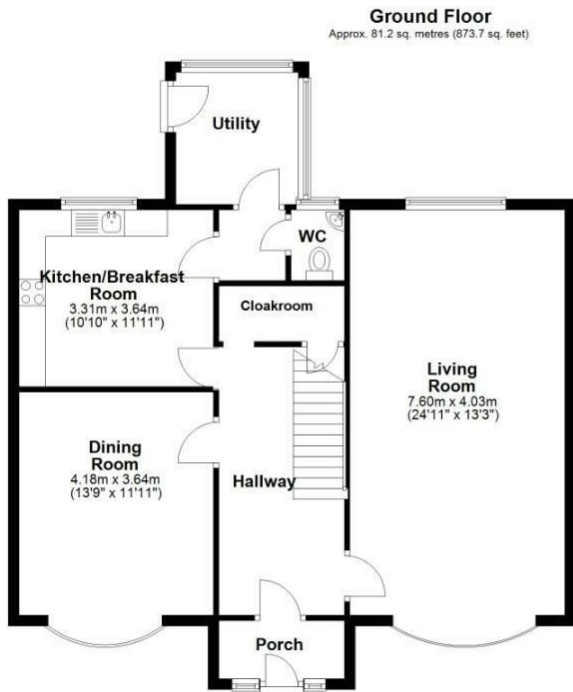
### GARDENS AND GROUNDS

Approached off Llan Road Llwyn Gwladys is set back with generous lawned grounds to the front, paved pathway leads to the front door. There is a single garage with an electric controlled door and off road parking with shared right of access. To the rear of the property is a lower paved garden with steps leading up to a lawned section with a wonderful outlook overlooking the fields behind. There is further land available behind the house of up to approximately 0.9 of an acre, subject to further negotiation.

### ADDITIONAL INFORMATION

Freehold. Mains drainage connected, oil boiler. EPC Rating "F". Council Tax Band "E". Disclaimer- We have been advised by the vendor that she currently owns a further 0.9 acres of land which is directly behind the property, this is in the process of being registered on a separate title to the property, so not part of the property sale but may be an option once registered to purchase.

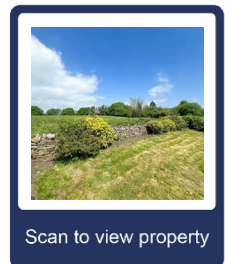




Total area: approx. 146.3 sq. metres (1574.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>27</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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