



Ty Gwyn Bach,  
Maesteg, CF34 0RG

Watts  
& Morgan







# Ty Gwyn Bach,

Maesteg CF34 0RG

**GUIDE PRICE \*\* £575,000 - £600,000**

**\*\***

**4 Bedrooms | 3 Bathrooms | 5 Reception Rooms**

**\*\*\* GUIDE PRICE £500,000-£550,000\*\*\***

We are delighted to offer to the market a unique opportunity to acquire this 18th Century Farmhouse which sits on approximately 2 acres of grounds. Located in an idyllic semi-rural location at the foot of the Bryn Llefrith Mountains with picturesque views over the mountains and beyond. Located in the town of Maesteg with all local amenities shops, schools and transport links and proximity to Bridgend Town Centre . Accommodation briefly comprises; entrance hall, kitchen/ breakfast room, utility, dining room, sunroom, sitting room, cloakroom/ WC, study and conservatory. First floor; main bedroom with en-suite bathroom and walk in wardrobe, three further double bedrooms and a family bathroom. Second floor; two attic rooms. Externally offering a private driveway with off road parking for multiple vehicles, 2 acres of grounds with a large landscaped section, enclosed paddock and outdoor stores. EPC Rating "F"

## Directions

\* Bridgend Town Centre - 11.0 Miles \* Cardiff City Centre - 29.0 Miles \* Swansea City - 18.5 Miles \* J36 of the M4 Motorway -9.0 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

### GROUND FLOOR

Entered via PVCu double glazed door into a welcoming hallway with a half turn staircase rising to first floor landing. The downstairs WC / cloakroom has been fitted with a 2 -piece suite comprising of a WC and wash hand basin with tiled flooring and housing the wall mounted Worcester gas boiler. The sitting room is a generous family room offering two sets of PVCu double glazed windows to the rear, laminate flooring, exposed feature beams, Timber panelled walls and a PVCu double glazed door with access into the conservatory. The conservatory is great addition offering further living space. The conservatory PVCu double glazed construction with laminate flooring and french doors opening out to the side. The study has PVCu double glazed windows in two aspects, continuation of the laminate flooring, timber panelled walls and exposed ceiling beams. The kitchen/breakfast room has been fitted with a bespoke range of shaker style coordinating wall and base units with granite worksurfaces over and a separate island with quartz worksurface over. The kitchen offers tiled flooring, recessed spotlighting and there is plenty of space for a dining table with an open fireplace with wood burner fitted. Appliances to remain include; Butler sink with Swan neck mixer tap, integrated dishwasher, microwave and there is space for both a free standing American style fridge/ freezer and range cooker. The utility room has a PVCu double glazed window to front, PVCu double glazed door, plumbing space for appliances and tiled flooring. The dining room is versatile reception room with French PVCu double glazed doors, timber panelled walls and double doors through to the sunroom. The sunroom has a high vaulted ceiling, PVCu double glazed windows to side and French doors giving access to the rear garden.

### FIRST FLOOR

The first floor landing offers fitted carpets and has a further staircase raising to the second floor. All doors lead off to the four bedrooms and family bathroom. The main bedroom is a superb sized room with engineered wood flooring, PVCu double glazed window and door to walk- in wardrobe and en-suite bathroom. The en-suite has been fitted with a four piece suite comprising; high level WC, roll top bath , pedestal wash hand basin and corner shower cubicle with electric shower. There is tiled flooring, timber panelled walls and tiled splashbacks. Bedroom is a further double bedroom with built-in wardrobes and a PVCu double glazed window to side. Bedroom three is a further good sized double room with a PVCu double glazed window and exposed beams. The fourth bedroom has a feature cast iron fireplace, PVCu double glazed window and exposed feature beams. The family bathroom has been fitted with a three piece suite comprising; pedestal wash hand basin, P shaped bath with electric shower over and low level WC. There is laminate flooring, PVCu obscured double glazed window and exposed ceiling beams.

### SECOND FLOOR

The second floor landing leads into 2 large attic rooms.

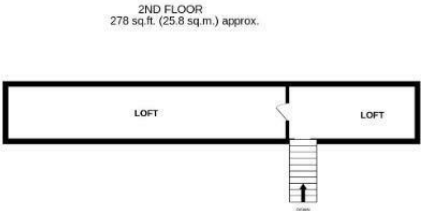
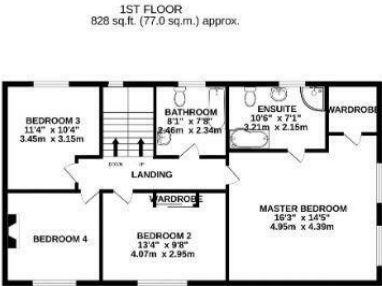
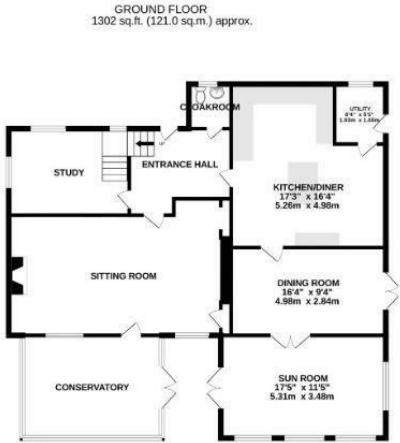
### GARDENS AND GROUNDS

Accessed off a private driveway leading up to Ty Gwyn Bach the property sits on a wonderful two acres of grounds with a large landscaped section with an attractive water feature. There are multiple outdoor stores and an enclosed paddock surrounded by steel fencing. The grounds back onto mountains creating a beautiful backdrop and picturesque views.

### ADDITIONAL INFORMATION

Freehold.  
EPC Rating "F"  
Council Tax Band "D"  
LPG Gas  
Cesspit Drainage

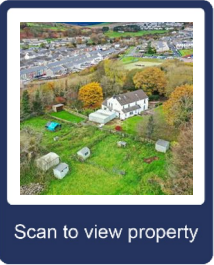




TOTAL FLOOR AREA : 2409 sq.ft. (223.8 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	35	59
England & 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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