



8, Llynfi Court  
Maesteg, CF34 9NJ

Watts  
& Morgan

# 8 Llynfi Court

Maesteg CF34 9NJ

**£395,000 Freehold**

5 Bedrooms | 3 Bathrooms | 3 Reception Rooms

We are pleased to present to the market this spacious five bedroom executive style detached property situated in a desirable development in Maesteg. Within close proximity to local shops, amenities and countryside walking and cycle routes. Close proximity to Bridgend town centre and Junction 36 of the M4. Accommodation comprises: entrance hall, lounge, dining room, kitchen/breakfast room, utility room, WC, office, sitting room. First floor landing, main double bedroom with dressing area and ensuite shower room, four further double bedrooms and two family bathrooms. Externally enjoying a private driveway, double garage and rear enclosed garden. EPC Rating "C"

## Directions



Your local office: Bridgend

T 01656 644288 (1)

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## Summary of Accommodation

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### GROUND FLOOR

Accessed via double composite doors leading into a spacious entrance hallway laid with solid oak flooring and carpeted staircase leads up to the first floor landing.

The main living room is a spacious light reception room offering continuation of the solid wood flooring and a feature built media wall. Further features include window overlooking the front elevation.

The Dining room is a further versatile reception room offering oak flooring and window to the front elevation.

The kitchen/breakfast room has been comprehensively fitted with a range of wall and base units and solid wood surfaces. Further features include tiled flooring, partially tiled walls and patio doors opening out onto the rear garden. Appliances to remain to include 6-ring rangemaster oven and grill. A separate island offers granite work surfaces and space is provided for high stools.

The utility has been fitted with a range of wall and base units and complementary work surfaces. Space and plumbing has been provided for multiple appliances. A courtesy door provides access out to the side elevation. The utility houses the gas combi boiler.

The office offers solid oak flooring and window to the rear elevation.

Downstairs WC has been fitted with a 2-piece white suite comprising of a wall mounted wash-hand basin and WC. Further features include tiled walls and flooring.

The second sitting room is a generous sized reception room with patio doors opening out onto the rear garden.

### FIRST FLOOR

The first floor landing offers carpeted flooring, built-in storage cupboard and access to the loft hatch. Bedroom one is a generous size double bedroom offering carpeted flooring, separate walk-in dressing area with fitted rails. Leading into an en-suite shower room which has been fitted with a 3-piece suite comprising of a double walk-in shower cubicle, WC and wash-hand basin set within vanity unit. Further features include spotlighting throughout, tiled walls and flooring. Bedroom two is another double bedroom offering carpeted flooring and window to the rear elevation. Bedroom three and four are both good sized double bedrooms offering carpeted flooring and windows to the front elevation. Bedroom five is a further double bedroom with carpeted flooring, built-in storage and window to the rear elevation. The family bathroom has been fitted with a 4-piece suite comprising of a large circular bath, double walk-in shower cubicle, wash-hand basin set within vanity unit and WC. Further features include spotlighting, tiled walls, flooring and window to the rear elevation. The second bathroom has been fitted with a 3-piece suite comprising of a walk-in shower cubicle, wash-hand basin set within vanity unit and WC. Further features include tiled walls, flooring and window to the side elevation.

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Total area: approx. 264.6 sq. metres (2848.4 sq. feet)

All measurements are approximate and for display purposes only.

Plan produced using Plant3D

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.

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		
England & Wales		
EU Directive 2002/91/EC		



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