



Troed Y Rhiw Farm, Llan Road
Maesteg, CF34 9HW

Watts
& Morgan



Troed Y Rhiw Farm, Llan Road

Cwmfelin, Maesteg CF34 9HW

£595,000 Freehold

7 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A rare opportunity to acquire this 5/6 bedroom property with self-contained one bedroom annex and a large stone barn. Potential to purchase land adjacent approx. 8 acres of agricultural land. Situated close to countryside village of Llangynwyd with beautiful uninterrupted views over the countryside and beyond. This property sits on a substantially large plot and is conveniently located within walking distance of local shops, amenities, and schools. Proximity to Junction 36 of the M4. Accommodation comprises; first floor, entrance hall, lounge, kitchen/ breakfast room, dining room, utility, WC, three double bedrooms and a shower room. Ground floor, three double bedrooms and a 4-piece bathroom. Externally enjoying a large driveway with ample space for several vehicles, large stone barn, front and rear gardens with patio and lawned area. Annex comprising; double bedroom, living space, kitchen and bathroom. No ongoing chain. EPC Rating; 'E'

Directions

Your local office: Bridgend

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Summary of Accommodation

FIRST FLOOR

Access via solid wood door with stained glass feature adjacent windows leading into a spacious entrance hallway with carpeted flooring. A coved archway provides access to the staircase leading down to the ground floor. The entrance hallway also provides access to a loft hatch. The dining room is a versatile reception room with bay windows to the front and a central feature exposed stone chimney with oak mantel. Windows overlook the side patio area. The kitchen/dining room has been fitted with a range of traditional base units and complementary granite work surfaces. Appliances to remain include integral 'Bosch' dishwasher, freestanding oven/grill and 4-ring hob. Space is provided for a freestanding fridge/freezer and ample space for dining furniture. The kitchen offers tiled flooring throughout, windows to the front and rear, tiled splashbacks and a storage cupboard housing the hot water tank. An archway leads into the utility area which has been fitted with a range of base units and continuation of granite work surfaces. The utility area benefits from an integral washing machine and dryer. The utility also houses the gas 'Glow Worm' boiler. A partially glazed door provides access into an hallway with a large walk-in storage cupboard and a separate WC. A solid wood stable-style door leads back out onto the front driveway. The main lounge is generous size room with carpeted flooring, bay windows to the front and windows to the side and a central feature chimney breast with tiled mantel. The bathroom has been fitted with a 3-piece suite comprising of a walk-in shower cubicle, pedestal wash hand basin and WC. Also featuring tiled flooring, tiled walls and two sets of windows to the side. Bedroom Four is another generous size double bedroom with carpeted flooring and bay windows to the front. Bedroom Five / Sitting room, currently utilised as a further sitting room, is another generous size room with carpeted flooring, bay windows to the front and window to the side.

GROUND FLOOR

A staircase leads down to the ground floor which offers carpeted flooring and a tiled section with a courtesy door providing access out to the front. Windows overlook the front garden and fields beyond. The ground floor hallway also offers two large built-in storage cupboards. Bedroom one is a double bedroom with two sets of built-in storage cupboards, carpeted flooring and windows to the front, rear and side.

The bathroom has been fitted with a 4-piece suite comprising of a panelled bath, pedestal wash hand basin, WC and separate shower cubicle. Further features include fully tiled walls, vinyl flooring and window to the rear. Bedroom two is another double bedroom with carpeted flooring and windows to the front. Bedroom three is a further double bedroom with fitted wardrobes, carpeted flooring and windows to the front and side.

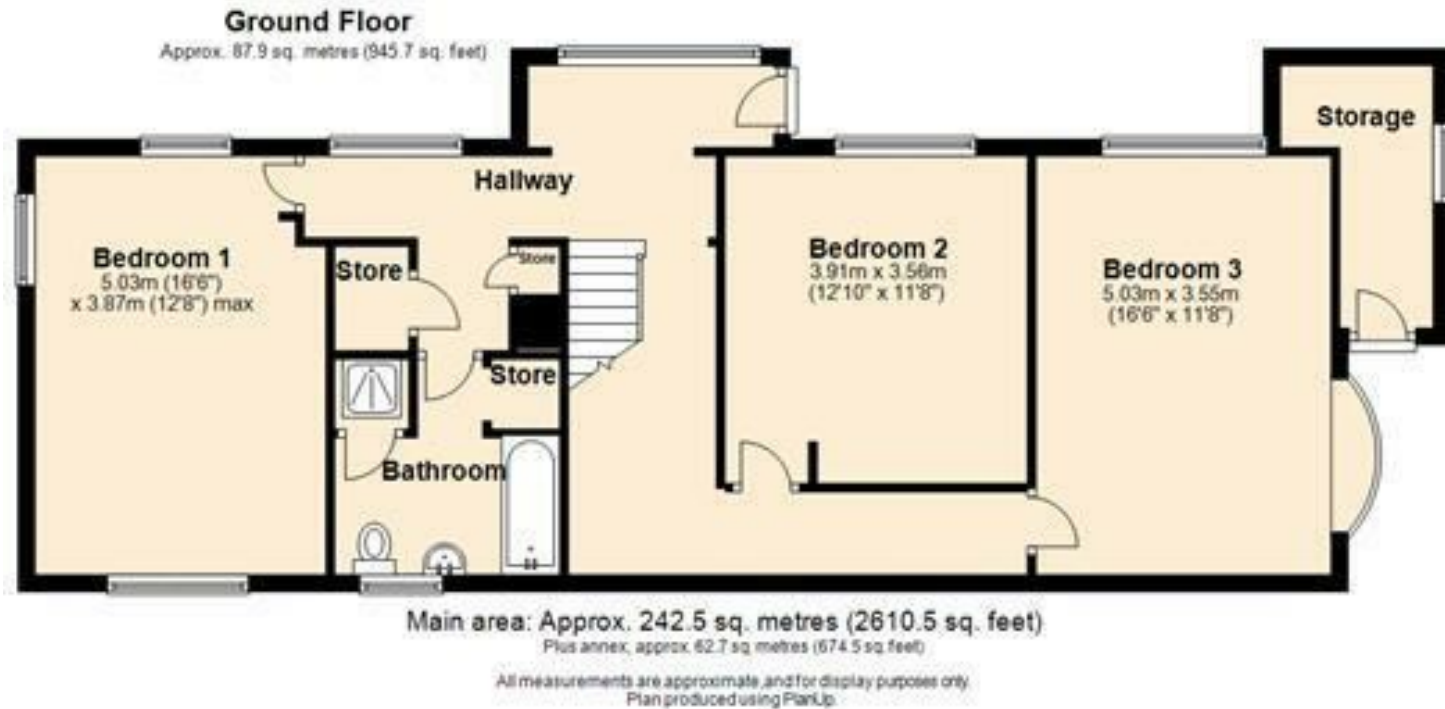
ANNEX

A self contained one double bedroom apartment is located on the grounds.

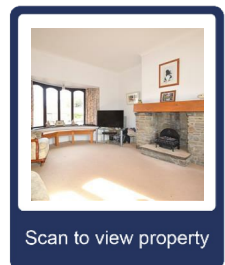
Accessed via a fully glazed door leading into the entrance hallway with carpeted flooring and access to a loft hatch. The open-plan living space features windows to the front with exposed wooden beams offering beautiful views over the countryside and hills beyond. The living space also features exposed beam ceiling, raised Velux window, carpeted flooring and provides ample space for living and dining furniture. The kitchen has been fitted with a range of oak style base units and complementary laminate work surfaces, tiled flooring and tiled splash-backs. Integral appliances to remain include; 4-ring electric hob, oven and grill, fridge, freezer, washing machine and a stainless steel sink. Space is provided for a breakfast table. Also featuring two raised Velux skylight windows and spotlighting.

The double bedroom features a fully glazed door leading out onto the front, windows to the side, large walk-in storage cupboard and leads into an en-suite shower room. The en-suite has been fitted with a double walk-in shower cubicle with glass door, WC and wash hand basin set within vanity unit. Further features vinyl flooring and a raised Velux Skylight window.





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	



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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