



53 Ystad Celyn, Maesteg, CF34 9LT

£285,000

We are delighted to offer For Sale this detached home in the desirable area of Ystad Celyn. This property offers a perfect blend of comfort and style. The ground floor accommodation briefly comprises a porch, hallway, a spacious open plan lounge and dining area, conservatory and large kitchen which offers spectacular countryside views. The well-proportioned living spaces provide ample room for family gatherings or quiet evenings at home.

The first floor accommodation briefly comprises a landing, family bathroom and two inviting bedrooms, each designed to create a peaceful retreat. This property was previously configured as a three bedroom home and the current dressing area could revert to a third bedroom. Whether you are looking for a cosy space for restful nights or a room to set up a home office, these bedrooms cater to a variety of needs.

The property has been subject to a recent refurbishment and benefits from flagstone floors to the ground floor and solid oak internal doors throughout which combine to create a rustic charm. The property further benefits from uPVC double glazing, gas central heating via a combination boiler, front garden with off road parking, garage and rear garden with uninterrupted views beyond.

Surrounded by the picturesque scenery of Maesteg, this property is not only a home but also a gateway to the natural beauty of the area. The local community offers a warm and welcoming atmosphere, making it an excellent choice for families or individuals seeking a tranquil lifestyle.

Don't miss the chance to make this lovely house your new home. Viewing is highly recommended.

Tenure=Freehold (TBC by a Legal Representative)

EPC=E

Council Tax Band=D

Ground Floor

Porch



Entry via uPVC double glazed door. Skimmed ceiling, skimmed walls, uPVC double glazed window to front and open to:

Hallway



Skimmed and decorative coved ceiling with ceiling rose, skimmed walls, radiator, carpeted stairs to first floor and door to:

Lounge 22'3" x 10'9" (6.8 x 3.3)



Skimmed and decorative coved ceiling with ceiling rose, skimmed walls, radiator, uPVC double glazed window to front, patio doors to conservatory and open to:

Dining Area 9'2" x 8'10" (2.8 x 2.7)



Skimmed and decorative coved ceiling with ceiling rose, skimmed walls, radiator, uPVC double glazed window to side and door to:

Kitchen 13'9" x 13'1" (4.2 x 4.0)



Skimmed ceiling with spotlights, skimmed walls, uPVC double glazed window to rear, uPVC double glazed door to side, contemporary vertical radiator, a range of base units with a complementary work surface housing a one and a half bowl ceramic sink/drainer, integrated gas hob, space for oven, washing machine, tumble dryer, dishwasher, and fridge freezer./

Storage Room 5'2" x 3'3" (1.6 x 1.0)

Skimmed ceiling and walls, uPVC double glazed window with obscured glass to rear. Can be used as storage with option to convert to cloakroom.

Conservatory 9'2" x 8'2" (2.8 x 2.5)



Polycarbonate roof, skimmed wall, fitted carpet, uPVC double glazed window to side and French doors to rear.

First Floor

Landing



Skimmed ceiling with loft access, skimmed walls, fitted carpet, uPVC double glazed window to side and three doors off.

Bedroom One 10'5" x 10'5" (3.2 x 3.2)



Skimmed and decorative coved ceiling with ceiling rose, skimmed walls, fitted carpet, radiator, uPVC double glazed window to rear and open to:

Dressing Area 6'6" x 5'6" (2.0 x 1.7)

Skimmed and decorative coved ceiling with ceiling rose, skimmed walls, fitted carpet, uPVC double glazed window to rear and a range of fitted wardrobes.

Bedroom Two 11'5" x 10'9" (3.5 x 3.3)



Skimmed and decorative coved ceiling with ceiling rose, skimmed walls, fitted carpet, uPVC double glazed window to front and storage cupboard housing gas combination boiler.

Bathroom 6'6" x 6'6" (2.0 x 2.0)



Skimmed ceiling with spotlights, tiled walls and floor, a three piece suite comprising a corner bath, low level W.C. and wash hand basin set on a vanity unit, towel rail radiator and a uPVC double glazed window with obscured glass to front.

Outside

Front Garden



Area laid to lawn, bordered with brick walls, wrought iron driveway gates lead to a paviour brick driveway suitable for two vehicles, access to garage and a gated pedestrian access to rear garden.

Rear Garden



Area laid to lawn, a selection of mature trees and countryside views to the rear.

Garage 16'8" x 8'2" (5.1 x 2.5)

A block garage with power and lighting, accessed via an up and over door.

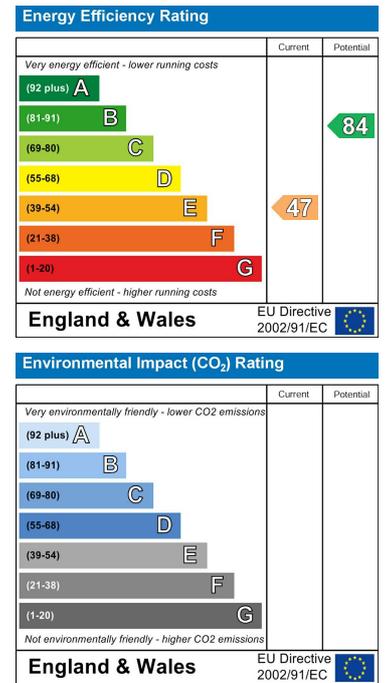
Floor Plan



Area Map



Energy Efficiency Graph



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