



## 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



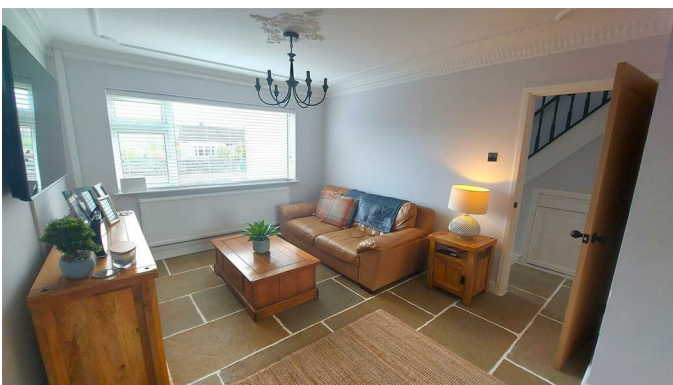
Entry via uPVC double glazed door. Skimmed ceiling, skimmed walls, uPVC double glazed window to front and open to:

### 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)

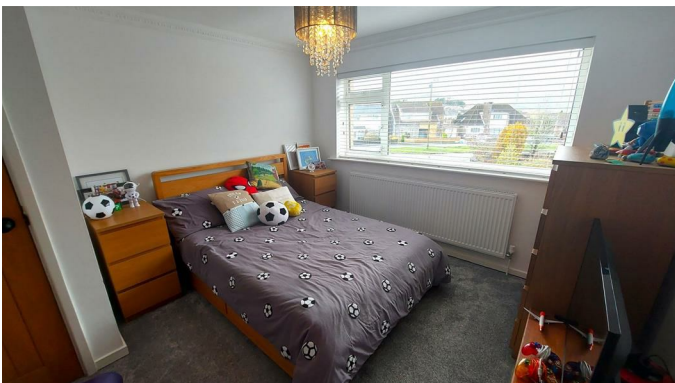


Skimmed and decorative coved ceiling with ceiling rose, skimmed walls, fitted carpet, radiator, uPVC double glazed window to rear and open to:

### 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

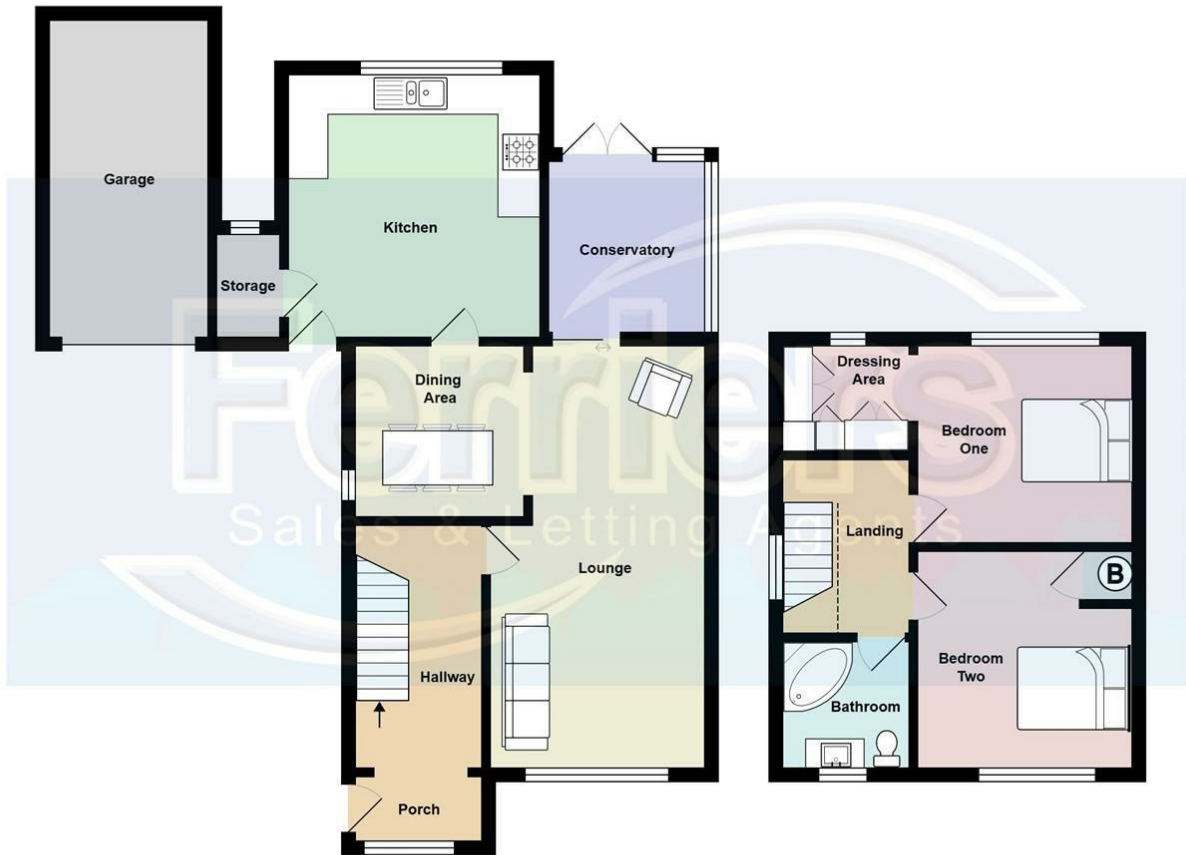


Area laid to lawn, a selection of mature trees and countryside views to the rear.

### 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.

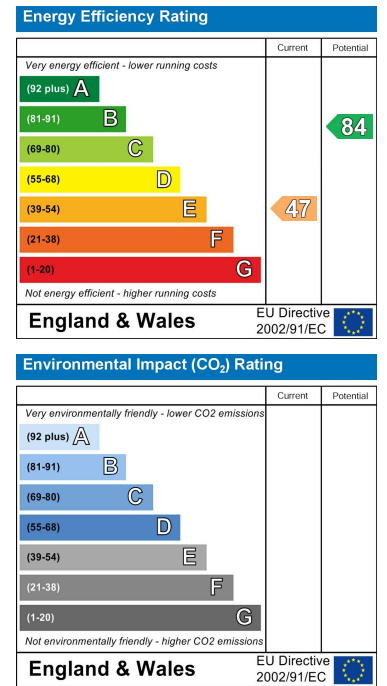
# Floor Plan



# Area Map



# Energy Efficiency Graph



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