



## 58 Ystad Celyn, Maesteg, CF34 9LT

**£315,000**

Ferriers estate Agents are delighted to offer for sale this three bedroom, detached bungalow in a highly desirable location. Set in a cul-de-sac location with spectacular uninterrupted views to the rear aspect. The accommodation briefly comprises:- a spacious entrance hallway, dual aspect lounge/diner, kitchen, lean-to / utility, shower room and three double bedrooms. The property further benefits from gas central heating via combination boiler, uPVC double glazing, a single garage as well as off-road parking to the front and an excellent sized, enclosed rear garden. Internal viewing is highly recommended to appreciate all this property has to offer. This would make an ideal forever home and is being sold with no on-going chain!

CASH BUYERS ONLY. ENQUIRE WITHIN FOR FURTHER DETAILS.

Tenure = Freehold (to be confirmed by a legal representative).

EPC Rating = D.

Council Tax Band = E.

### Entrance Hallway



Entry via a wooden double glazed front door with an obscured glass matching side panel, papered and coved ceiling, skimmed walls, block tiled flooring, radiator, large storage cupboard, six doors off:-

### Lounge / Diner 28'8" x 17'0" (8.76 x 5.19)



Tongue & groove ceiling, skimmed walls, fitted carpet, three radiators, log effect gas fire sitting on a granite hearth with stone surround and wooden mantle over, dual aspect - uPVC double glazed windows to the front and rear.

### Kitchen 12'7" x 11'1" (3.85 x 3.40)



Papered and coved ceiling with LED strip lighting, tongue & groove and skimmed walls, tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl stainless steel sink/drainers with mixer tap, integrated appliances include a gas oven and four ring gas hob with built-in extractor hood above, space for a fridge/freezer, pantry / storage cupboard, uPVC double glazed window to the rear, wooden double glazed door into:-

### Utility Area 5'2" x 3'8" (1.60 x 1.14)



PVC panelled ceiling, PVC panelled walls, tiled flooring, uPVC double glazed windows to the side and rear, uPVC double glazed door to the side providing access into the rear garden.

Bedroom One 16'5" x 11'5" (5.02 x 3.48)



Papered and coved ceiling, skimmed walls, fitted carpet, radiator, fitted wardrobes, uPVC double glazed window to the front.

Bedroom Two 12'1" x 9'10" (3.70 x 3.02)



Papered and coved ceiling, skimmed walls, fitted carpet, radiator, storage cupboard housing the gas combination boiler, uPVC double glazed window to the rear.

Bedroom Three 11'5" x 10'1" (3.48 x 3.09)



Papered and coved ceiling, skimmed walls, fitted carpet, radiator, built-in storage cupboard / wardrobe space, uPVC double glazed window to the side.

Shower Room 9'9" x 6'11" (2.99 x 2.13)



Skimmed ceiling with spotlights, tiled walls, tiled flooring, chrome heated towel rail, three piece suite comprising a wet room style shower with dual shower head, pedestal wash hand basin and a low level W.C., storage cupboard, uPVC double glazed window with obscured glass to the rear.

Outside

## Front Garden & Driveway



Paviour brick driveway via double wrought iron gates, paviour brick pathway leading to the property entrance and access to the single garage and the rear garden via the side, front garden is laid to lawn with mature plants and shrubs, bordered with block walls.

## Rear Garden & Single Garage



Single skin garage, south facing rear garden - area laid to paviour brick, further area laid to lawn, bordered with block walls and hedging, uninterrupted countryside views.

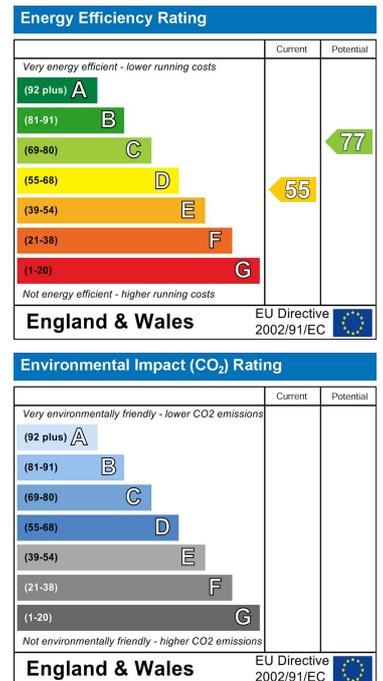
# Floor Plan



# Area Map



# Energy Efficiency Graph



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