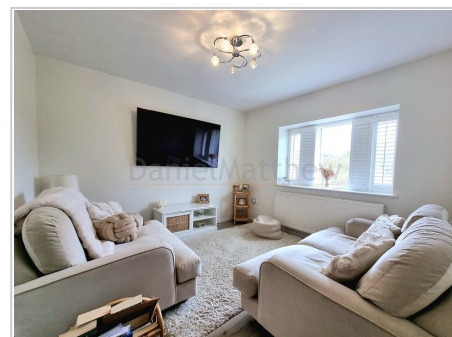


2 Greenfield Terrace  
Llangynwyd  
Maesteg  
Bridgend  
CF34 9TG

£219,950



- Three Bedroom Cottage with Two Reception Rooms
- Downstairs Bathroom & Upstairs Shower Room
- Stunning kitchen / Breakfast Room
- Sitting Room With Cosy Log Burner
- Front Lounge With Views
- Panoramic Views From Front Decked Seating Area
- Heat Source Pump & Solar Panels
- Quiet Location On No Through Road
- Immaculately Presented Throughout
- Viewing Comes Highly Recommended

Ref: PRA10550

Viewing Instructions: Strictly By Appointment Only

## General Description

**\*\*\*PRESENTED TO A VERY HIGH STANDARD\*\*\*** Daniel Matthew Estate Agents are pleased to offer for sale this fully modernised and refurbished mid terrace cottage situated in a desirable location within the village of Llangynwyd. The property offers fabulous mountain views and positioned on a no through road nestled in a quiet location. The accommodation comprises of an entrance hallway, lounge, open plan kitchen/breakfast area and family sitting room and downstairs bathroom. The first floor has a landing, shower room and three bedrooms. Decked elevated area with views to the front garden and a spacious well presented garden to the rear. The property has UPVC double glazing throughout and air source pump and solar panels. The property is approximately 6 miles from the M4 Junction 36 and 2 miles to Maesteg Town Centre. Internal viewing comes highly recommended to appreciate the standard and presentation. Call 01656 750764 to arrange a viewing.

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## Accommodation

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### Entrance Hallway

Enter via UPVC double glazed door into the hallway, plain walls and ceiling, laminate flooring, radiator, under stairs storage cupboard. Carpeted staircase to the first floor and oak panelled doors to ground floor rooms.

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### Lounge (10' 5" x 9' 9") or (3.18m x 2.96m)

Cosy front lounge with mountain views via a UPVC double glazed window with shutters to front aspect, plain walls and ceiling, radiator and laminate flooring.

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### Downstairs Bathroom

Modern three piece bathroom in white with panel bath and shower off the taps, beautiful splash back grey tiles, vanity unit housing the low level WC and wash hand basin, ceramic tiled flooring, plain walls and ceiling and radiator. Extractor.

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### Sitting room (10' 7" x 10' 6") or (3.22m x 3.21m)

A pleasant sitting room with the focal point of the room being the log burner on a tiled hearth, plain walls and ceiling, laminate flooring and radiator. Opening into the kitchen / breakfast room.

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## Kitchen/ Breakfast Room (17' 3" x 8' 6") or (5.26m x 2.60m)

Stunning High glass kitchen with a range of wall and base units to include inset draws, complimentary worktops and tiling to splash back areas, integrated induction hob with canopy extractor over, electric oven and integrated raised microwave, composite sink with mixer tap, integrated fridge/freezer, space for washing machine and tumble dryer with additional storage to the rear wall, rear UPVC double glazed French doors and window, breakfast bar makes it an ideal family/entertaining space, plain walls and ceiling with inset spot lights, laminate flooring and radiator.

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## Landing

Fitted carpets. Access to loft which has boarding and lighting. Doors to all first floor rooms.



## Bedroom One (11' 2" x 10' 6") or (3.41m x 3.21m)

UPVC double glazed window to rear aspect, plain walls and ceiling, built in storage, radiator and laminate flooring.



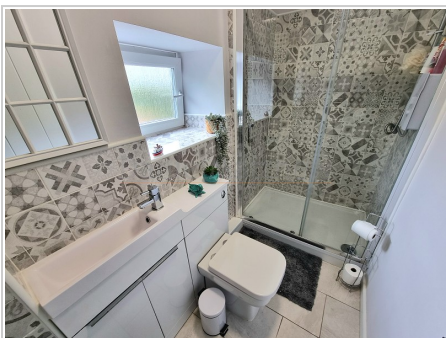
## Bedroom Two (10' 5" x 8' 2") or (3.18m x 2.49m)

UPVC double glazed window to front aspect with shutters, plain walls and ceiling, radiator and laminate flooring.



## Bedroom Three (8' 2" x 7' 2") or (2.48m x 2.19m)

UPVC double glazed window to front aspect with shutters, plain walls and ceiling, radiator and laminate flooring.



## Shower Room (8' 2" x 4' 0") or (2.49m x 1.23m)

Modern upstairs shower room with UPVC obscure double glazed window, three piece comprises a shower enclosure which is fully tiled, vanity unit housing the low level WC and wash hand basin, tile flooring, plain and tile splash back walls, plain ceiling and vertical radiator.



## Garden

Steps leading to the front. Elevated decked area with spindled and balustrade railings, beautiful countryside views.

The rear garden is well maintained and low maintenance with a generous patio area. Turfed garden and raised beds with decorative stones, pathway leading to a rear garden shed. Fully enclosed.

## Services

Mains electricity, mains water, mains drainage, heat source pump & solar panels

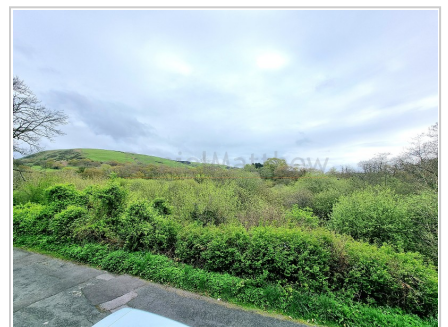
EPC Rating: C69

## Tenure

We are informed that the tenure is Freehold

## Council Tax

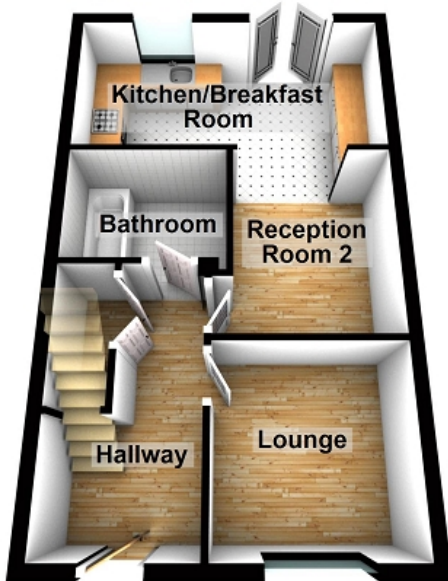
Band C





### Ground Floor

Approx. 40.0 sq. metres (430.5 sq. feet)



### First Floor

Approx. 28.2 sq. metres (303.2 sq. feet)



Total area: approx. 68.2 sq. metres (733.7 sq. feet)

*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*