

FOR  
SALE



Trefelin, Llangeinor, Bridgend, Mid Glamorgan CF32 8PF

Offers in region of £350,000 - Freehold

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Payton  
Jewell  
Caines

## PROPERTY SUMMARY

Discover this charming three-bedroom detached house nestled in the picturesque village of Llangeinor, boasting lovely mountainside views right from the front. The property is within close proximity of the M4 corridor. This spacious home features three versatile reception rooms, providing ample space for family living and entertaining guests with ease. The well-proportioned bedrooms offer comfortable accommodation, ideal for a growing family or those needing extra space for a home office. Complementing the interior is a convenient garage and driveway parking located to the rear, ensuring secure and practical off-road parking. Whether you're enjoying the tranquil scenery from the front or utilising the generous living areas, this property combines rural charm with functional living, making it a fantastic opportunity to settle into a peaceful community while still benefiting from excellent local amenities. Don't miss the chance to make this delightful house your new home in Llangeinor.

## POINTS OF INTEREST

- Three bedroom detached house
- Mountainside views to the front
- Three reception rooms
- Garage and driveway parking to the rear
- Lean-to conservatory
- Viewing recommended



## ROOM DESCRIPTIONS

### Entrance

Via PVCu double glazed door into the entrance porch.

### Entrance porch

1.0m x 2.50m (3' 3" x 8' 2") Lean-to roof, lighting, PVCu doors leading to the entrance hall and to the rear. Part emulsioned / part brick walls and tiled flooring.

### Entrance hall

2.30m x 3.70m (7' 7" x 12' 2") measurements narrow to 1.4m. Textured and papered ceiling with coving and picture rail, papered walls, original wood parquet flooring, radiator and smoke alarm. Stairs with fitted carpet leading to the first floor and doors leading to three reception rooms and under stairs storage.

### Reception 1 / lounge

4.20m x 3.60m (13' 9" x 11' 10") measurements are into the bay. Papered and coved ceiling with picture rail, PVCu bay window to the front of the property and radiator. Feature fire with wooden surround with tiled hearth and coal effect gas fire. Original parquet flooring in Herringbone effect.

### Reception 2

3.80m x 3.60m (12' 6" x 11' 10") Papered and coved ceiling with picture rail, papered walls, radiator and PVCu frosted windows to the side of the property. Original parquet flooring in Herringbone effect, wooden fire surround with tiled insert and hearth and coal effect gas fire. Wooden French doors leading to the front snug.

### Snug

3.40m x 2.10m (11' 2" x 6' 11") Emulsioned and coved ceiling with ceiling rose, emulsioned walls, PVCu windows with fitted blinds to the side and either side of the PVCu French doors. Tiled flooring and electric sockets.

### Reception 3 / dining room

3m x 3.5m (9' 10" x 11' 6") Emulsioned ceiling and walls, picture rail, radiator, wooden flooring, PVCu window to the rear of the property and PVCu frosted glazed door leading into the conservatory. Wooden fire surround with tiled hearth and coal effect gas fire. Door leading into the kitchen.

### Kitchen

1.70m x 3.60m (5' 7" x 11' 10") Emulsioned ceiling and walls, tiled splash backs, radiator and laminate flooring. A range of wall and base units with complementary work surfaces housing a sink drainer with stainless steel mixer tap. Space for fridge and freestanding four ring gas oven with extractor above. Three PVCu windows with fitted blinds to the rear.

### Lean-to conservatory

2.70m x 1.40m (8' 10" x 4' 7") Corrugated roof and PVCu double glazed surrounding windows, French glazed doors leading out to the patio, emulsioned walls, electric sockets and tiled flooring.

### Detached outhouse

1.40m x 2.20m (4' 7" x 7' 3") Low level WC and plumbing for washing machine and tumble dryer. Emulsioned ceiling and walls, frosted window to the front and vinyl tile effect flooring. Electric points.

### Landing

2.30m x 3.90m (7' 7" x 12' 10") Via stairs with fitted carpet and original staircase. Papered and coved ceiling, papered walls, window to the side, fitted carpet, radiator and doors leading to separate WC, bathroom and three double bedrooms. Electric socket, smoke alarm and access into the attic via a pull down ladder.

### Attic

3.86m x 4.77m (12' 8" x 15' 8") Two skylights and fully boarded. Timbers fitted to strengthen the floor. Ceiling is fitted with celotex insulation boards. Electric and power points.

### Bedroom 1

3.70m x 4.30m (12' 2" x 14' 1") Papered ceiling and walls, picture rail, PVCu bay fronted window, original tiled decorative hearth and surround, radiator and fitted carpet.

### Bedroom 2

3.80m x 3.70m (12' 6" x 12' 2") Papered ceiling and walls, picture rail, original decorative tiled fire surround, radiator, PVCu window to the front and fitted carpet and wardrobes.

## ROOM DESCRIPTIONS

### **Bedroom 3**

3m x 3.40m (9' 10" x 11' 2") Papered and coved ceiling, picture rail, papered walls, fitted carpet and original feature fireplace. Wardrobes, PVCu window to the rear and radiator.

### **Bathroom**

1.80m x 2.90m (5' 11" x 9' 6") Papered and coved ceiling, fully tiled walls, tiled effect vinyl flooring, radiator and PVCu window to the rear of the property with fitted blinds. Three piece suite comprising bath with stainless steel mixer tap and shower hand attachment, electric shower above and shower screen, pedestal wash hand basin with brass hot and cold taps. Airing cupboard with radiator housing the Baxi combination boiler.

### **Separate WC**

0.80m x 1.80m (2' 7" x 5' 11") Emulsioned and coved ceiling, part emulsioned / part tiled walls, laminate flooring, frosted PVCu window to the side and low level WC.

### **Outside**

Steps with mature hedgerow bound by wall to the front terrace with concrete pillars and newly laid flagstone patio and PVCu French doors leading into the snug with decorative brick leading onto the terrace overlooking the mountain views. Step leading into a newly paved area to the side leading to the front door.

The rear is a paved with decorative retaining wall and galvanised inserts, external lighting and newly laid flagstones. Steps lead up to a further newly laid flagstone terrace with dwarf walls and areas laid to lawn with further steps and patio areas to the tiered garden. Decorative pillars, bound by wall and mature planters. Steps leading to the detached double garage with newly laid tarmac driveway to the rear.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive  
2002/91/EC



Awaiting Floorplan