



Ty Golygfa Llys, Station Road

£325,000

- Beautifully Presented Detached Self-Build Property
- No Ongoing Chain
- Spacious Open-Plan Kitchen, Dining & Living Area with Juliet Balcony
- Stunning Panoramic Views Across the Ogmore Valley
- Fully Powered Garden Office/Gym
- EPC Rating: B
- Council Tax Band: D



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About the property

Offered for sale with no ongoing chain, this beautifully presented four bedroom detached self-build property is situated in the picturesque village of Nantymoel, Bridgend. One of just two self build properties, this impressive family home is arranged over three floors and enjoys breathtaking panoramic views across the stunning Ogmore Valley.

The accommodation is thoughtfully designed to provide versatile and spacious living throughout. The lower ground floor comprises a welcoming entrance hall, two generous bedrooms, offering flexibility for modern family living or remote working, together with a convenient bathroom.

To the first floor, the heart of the home is the spectacular open-plan lounge, kitchen and dining area. This bright and contemporary space features a Juliet balcony to the front, perfectly positioned to take full advantage of the outstanding valley views. The floor is further complemented by a separate utility room and a convenient cloakroom/WC.

The second floor hosts two further generously sized double bedrooms, both benefiting from Juliet balconies, with one of the double bedrooms also enjoying the luxury of an en-suite shower room.

Externally, the property offers off-road parking to the front and a spacious, low-maintenance rear garden. A particular feature is the fully powered garden office, currently utilised as a gym, but equally suited as a home office, studio, hobby room or additional entertaining space.





Accommodation

Ground Floor

Entrance Hall

Bedroom Three

14' 1" x 10' 10" (4.29m x 3.30m)

Bedroom Four

9' 6" x 8' 6" (2.90m x 2.59m)

Shower Room

8' 6" x 6' 3" (2.59m x 1.91m)

First Floor

Kitchen/Lounge/Diner

23' 11" max x 17' 9" max (7.29m max x 5.41m max)

Utility Room

6' 7" x 5' 7" (2.01m x 1.70m)

W.C.

First Floor

Landing

Bedroom One

12' 10" x 9' (3.91m x 2.74m)

En-Suite

6' 5" x 6' 5" (1.96m x 1.96m)

Bedroom Two

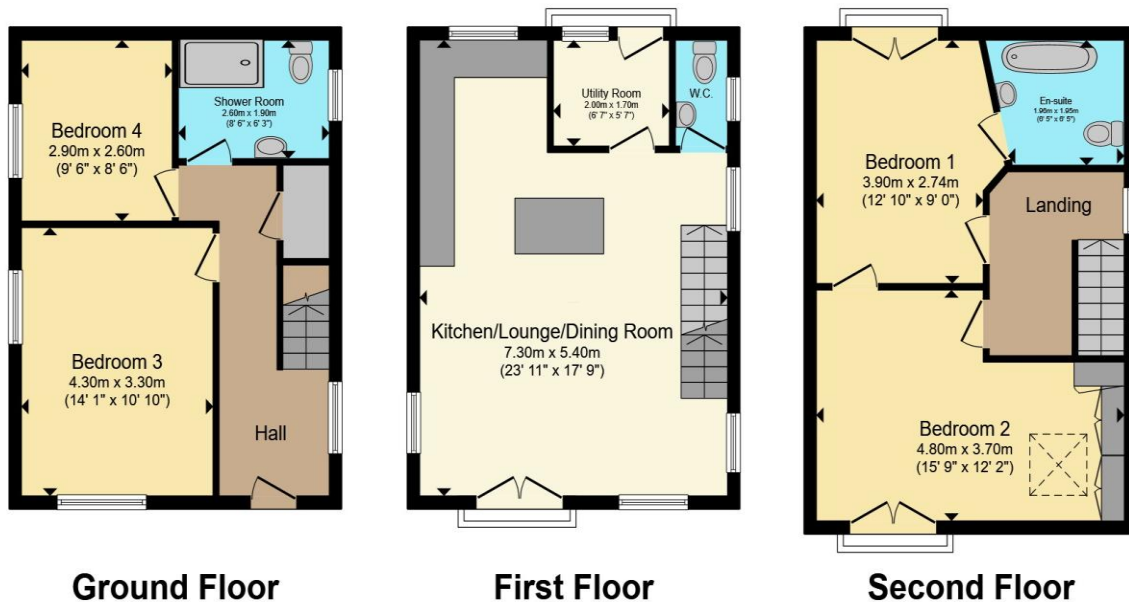
15' 9" max x 12' 2" max (4.80m max x 3.71m max)

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Floorplan



Total floor area 118.2 m² (1,272 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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