



Plot 2 Parc Tyn Y Waun, Llangynwyd – CF34 9RG

Maesteg

£465,000

Plot 2 Parc Tyn Y Waun

Llangynwyd, Maesteg

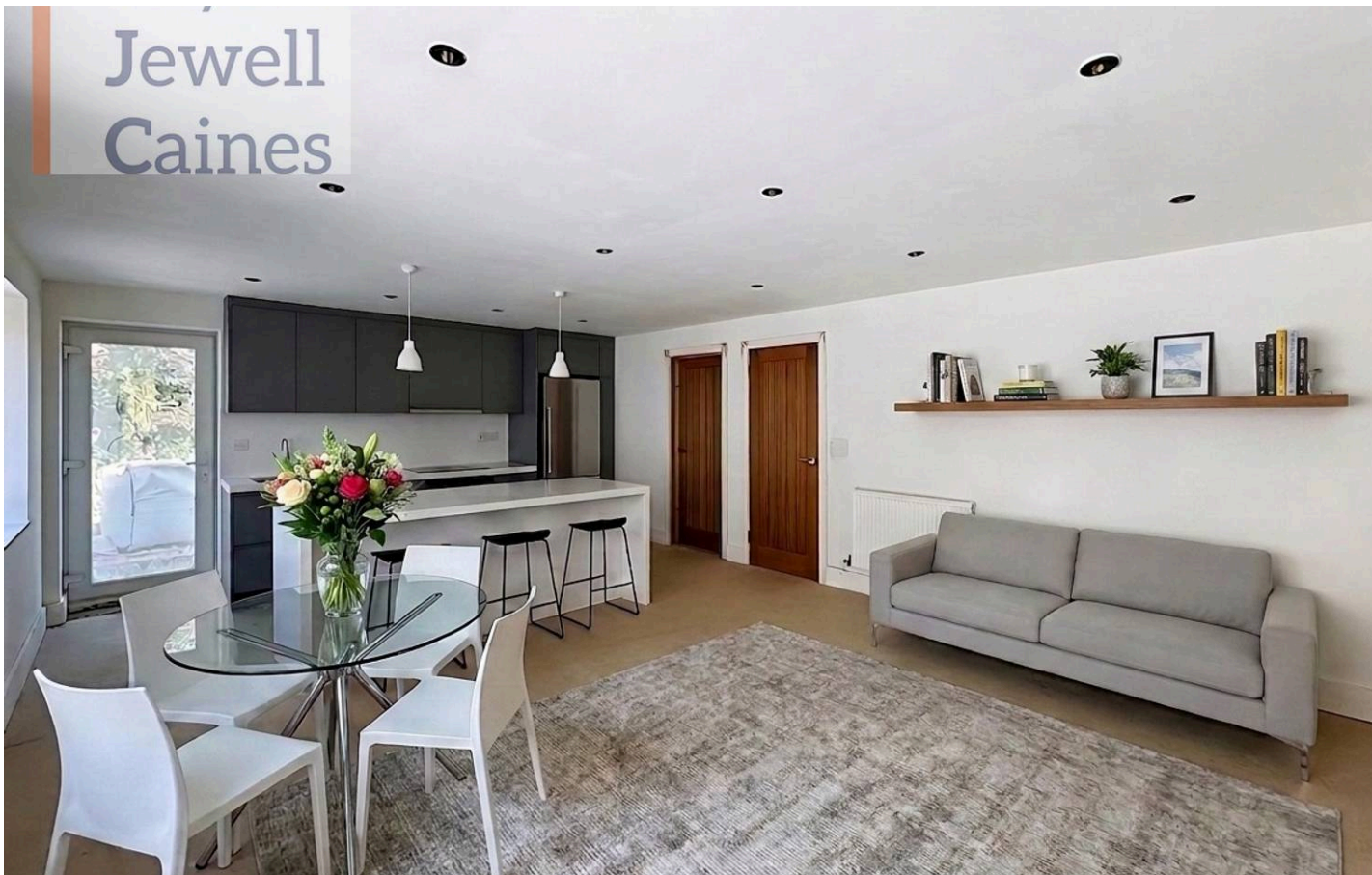
Introducing an exceptional opportunity to own a brand new, beautifully crafted detached four-bedroom house located in the highly sought-after village of Llangynwyd. This stunning property combines modern living with breathtaking elevated views, offering a perfect blend of comfort and countryside charm. With quality finishes throughout and spacious accommodation totalling 2,366 sqft this home is designed to meet the needs of contemporary family life.

Positioned in a peaceful yet convenient location, the home benefits from picturesque countryside right on your doorstep, ideal for those who enjoy outdoor exploration and fresh air. Step out onto the balcony off the lounge and take in the expansive views that make this property truly special, providing a serene space to unwind after a busy day or entertain guests in style.

The thoughtful layout offers flexible living spaces with two well-appointed reception rooms that can easily be adapted to suit your lifestyle – whether you require a formal dining room, a cosy family lounge, or a dedicated home office. The highlight of the ground floor is the potential to create a self-contained flat, offering excellent versatility for extended family living, guest accommodation, or as a rental opportunity.



Jewell
Caines



CURRENTLY ON SITE! Two brand new FOUR bedroom detached houses available within the sought after development of Parc Tyn y Waun. Single garage. Balcony off the lounge. Open plan kitchen / dining room. Quality finishes throughout. REGISTER YOUR INTEREST TODAY.

Parc Tyn Y Waun is a popular and established residential development positioned within the historic village of Llangynwyd. The properties are within easy walking distance of Ysgol Gyfun Gymraeg Llangynwyd and Llangynwyd Primary school. There is fantastic countryside to explore locally as well as local pubs, a quality restaurant at The Old House 1147 and local retail facilities.

Estimated completion of both plots is July 2026.

Please register your details with us today.

Description

These plans are the proposed layout for the house. The developer may be able to consider some minor amendments to the layout should a purchaser wish (subject to timescale and proposed changes).

Each plot is priced at £465,000.

The ground floor provides an ideal opportunity for conversion to a self contained 'annexe'. In light of this there is additional access to the first floor provided by the side staircase. (This will require appropriate planning consent and building regulations).

- Kitchen and bathroom now fitted
- BRAND NEW HOMES IN LLANGYNWYD
- Sought after village location
- Usable balcony off lounge with views
- Potential to create self contained ground floor flat
- Quality finishes throughout
- Images for illustration only
- 2,366 sqft of flexible accommodation

Payton
Jewell
Caines



Payton
Jewell
Caines



Entrance Hall

With double doors to the home office, a courtesy door to the garage and a door to the WC.

WC**Home Office**

7.20m x 3.25m (23' 7" x 10' 8") With double doors accessed off the entrance hallway and a full height picture window overlooking the front.

Kitchen / Diner / Family Room

Access off the first floor landing and with large bi-fold doors giving access to the rear garden. The kitchen layout has been agreed but the choice of finishes is available to a purchaser. Integrated appliances to include cooker & hob, overhead extractor hood, fridge / freezer and dishwasher.

Utility**Lounge**

6.50m x 5.35m Max (21' 4" x 17' 7" Max) A generous room with large pocket doors leading to a balcony area to the front.

Bedroom 1

4.60m x 3.00m (15' 1" x 9' 10") Overlooking the rear garden with a door into the en-suite.

En-suite

Fitted with a 3 piece suite to include a quadrant style shower. Tile choices available.

Bedroom 2

4.60m x 3.00m (15' 1" x 9' 10") Overlooking the rear.

Bedroom 3

3.20m x 3.00m (10' 6" x 9' 10")

Bedroom 4

3.20m x 3.00m (10' 6" x 9' 10")

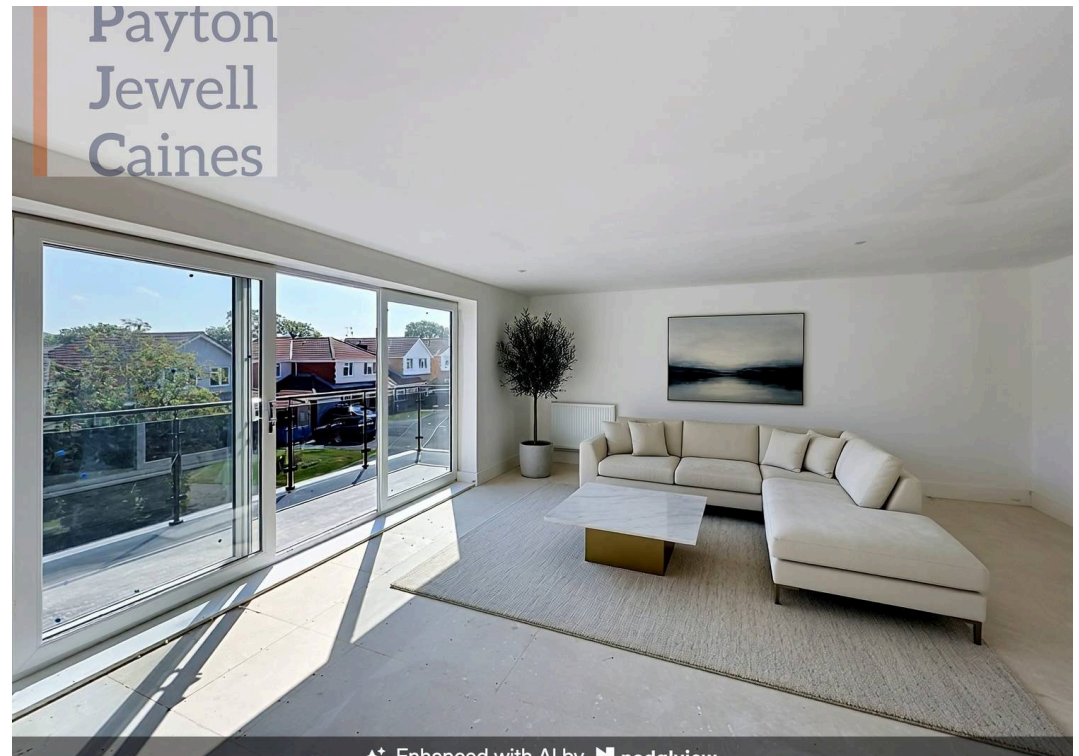
Family Bathroom

Fitted with a 3 piece suite and tiling options and choices available.

Payton
Jewell
Caines



Payton
Jewell
Caines

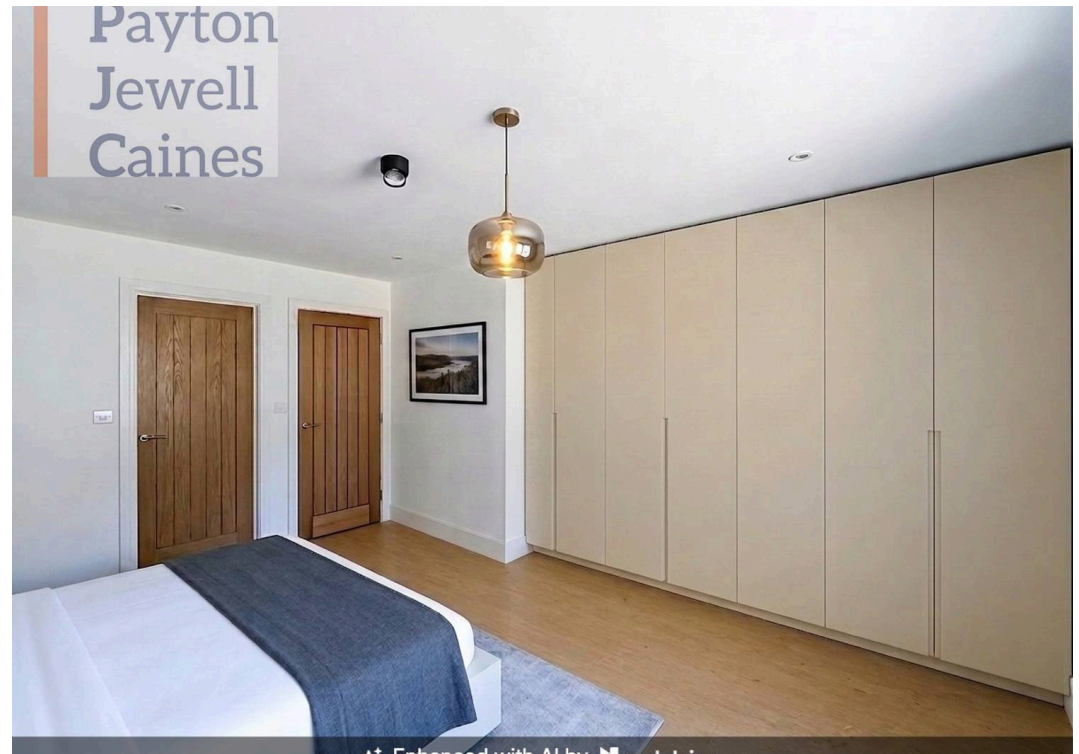


Enhanced with Alby

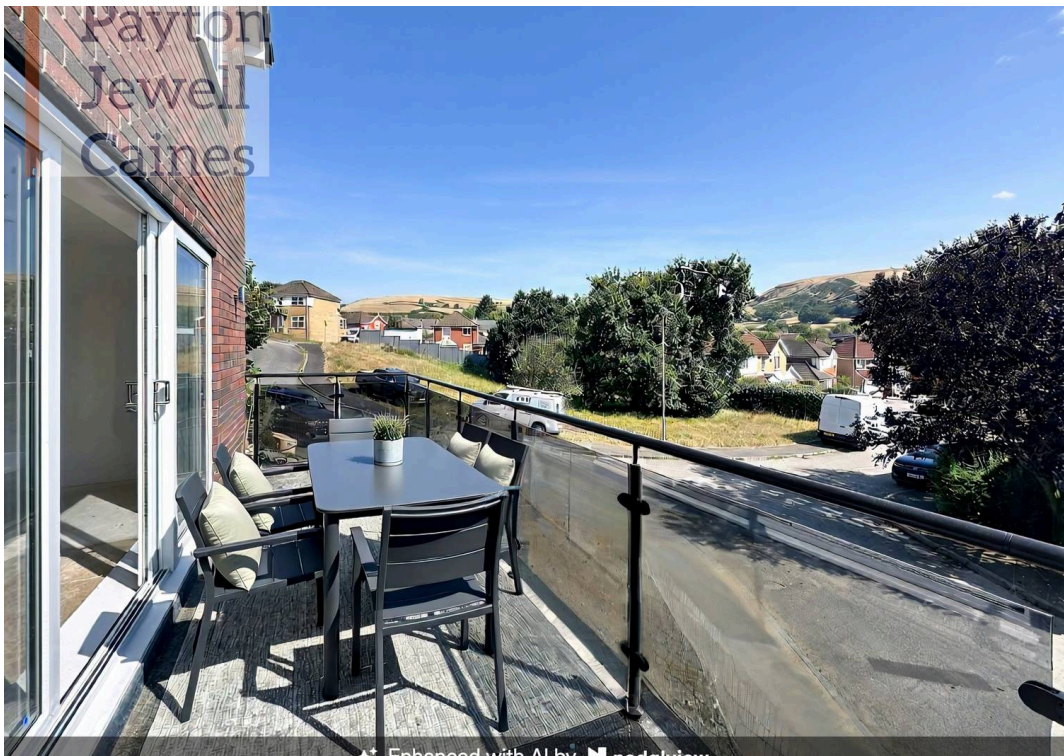
Payton
Jewell
Caines



Payton
Jewell
Caines



Enhanced with Alby





Payton Jewell Caines

Payton Jewell Caines Ltd, 8 Dunraven Place – CF31 1JD

01656654328 • bridgend@pjchomes.co.uk • pjchomes.co.uk/

These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.