



Llynfi Street, Tondu, Bridgend. CF32 9DR

£99,950

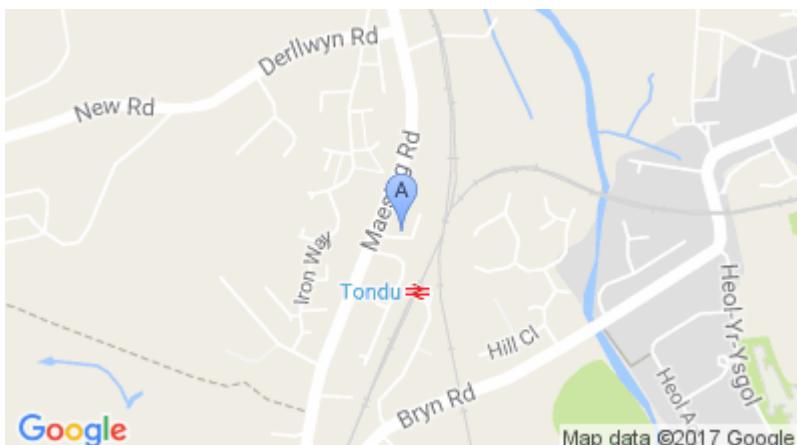
PJC PAYTON
JEWELL
CAINES

Llynfi Street, Tondu, Bridgend. CF32 9DR

EXTENDED mid terraced house situated in the village location of Tondu, within close proximity to Tondu rail link and bus routes to Bridgend town centre. The property benefits from open plan lounge/dining room, good sized kitchen and rear courtyard garden. NO ON GOING CHAIN.

£99,950 - Freehold

- Extended three bedroom terraced house
- Open plan lounge/dining room
- Generous sized kitchen, EPC - D
- Downstairs family bathroom
- Three double bedrooms
- Courtyard garden to the rear



ENTRANCE

Access via PVCu double glazed front door into entrance hallway.

ENTRANCE HALLWAY

Artexed ceiling. Papered walls. Radiator. Staircase leading to first floor. Fitted carpet.

OPEN PLAN LOUNGE/DINING ROOM (20' 10" x 10' 11") or (6.36m x 3.34m)

Lounge: Artexed ceiling. Emulsioned walls. Wall light facilities. Down lights. PVCu double glazed window to front. Radiator. Focal point to the room is the fire surround, hearth and back plate with onset electric fire. Fitted carpet.

Dining Room: Artexed ceiling. Part papered part emulsioned walls. Wall light facilities. Radiator. Under stairs storage. Fitted carpet. Glazed door into kitchen.

KITCHEN (14' 9" x 7' 11") or (4.49m x 2.41m)

Artexed ceiling. Part emulsioned part tiled walls. A range of base and wall units. Single drainer sink unit. Plumbing for automatic washing machine. Electric cooker point. Radiator. Wood framed single glazed window and PVCu double glazed door to rear. Thermoplastic tiled flooring.

FAMILY BATHROOM (8' 10" x 5' 5") or (2.68m x 1.66m)

Artexed ceiling. Emulsioned walls. Three piece suite comprising panelled bath with over head electric shower, shower rail and curtain, low level w.c. and pedestal wash hand basin. Radiator. Wood framed frosted single glazed window to rear. Thermoplastic tiled flooring.

FIRST FLOOR LANDING

Textured ceiling. Papered walls. Fitted carpet.

BEDROOM 1 (13' 9" x 12' 1") or (4.18m x 3.69m)

Textured ceiling. Loft access. Papered walls. Cupboard housing gas combination boiler. Radiator. Two PVCu double glazed tilt and turn windows to front elevation. Fitted carpet.

BEDROOM 2 (14' 8" x 7' 10") or (4.46m x 2.39m)

Textured ceiling. Emulsioned walls. Radiator. Wood framed single glazed window to rear elevation. Fitted carpet.

BEDROOM 3 (8' 5" x 8' 2") or (2.57m x 2.50m)

Artexed ceiling. Papered walls. Radiator. Wood framed single glazed window to rear elevation. Fitted carpet.

OUTSIDE

Courtyard garden to rear which is enclosed and bounded by part panelled fence and wall.

DIRECTIONS

On entering Tondu continue along Maesteg Road taking the third right turning onto Llynfi Street where the property can be found.



Floorplan & EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92-100) A		
(81-91) B	85	
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92-100) A		
(81-91) B	85	
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines.

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk