



Clos Gwaith Brics , Tondu, Bridgend,  
CF32 9GA

£249,950



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We are delighted to offer this impressive 'Llanmoor Homes' four bedroom detached house, situated within the modern development of Tondu. This property has been maintained to a high standard throughout by the current owner. Viewing comes highly recommended to fully appreciate. No ongoing chain.

**£249,950 - Freehold**

- An impressive four bedroom detached
- Lounge and separate dining room
- Modern fitted kitchen/diner & utility
- Downstairs cloakroom/w.c., EPC - C
- Master bedroom with en suite
- South facing rear garden/single garage



## DESCRIPTION

A modern and most attractive four bedroom detached house, situated within the modern development of Tondy which is conveniently positioned for the M4 corridor, Sainsburys and McArthur Glen Designer Outlet. The property benefits from two reception rooms, modern fitted kitchen/diner, utility room, downstairs cloakroom/w.c., master bedroom with en suite, south facing rear garden, single garage and driveway offering parking for two/three vehicles. Viewing comes highly recommended to fully appreciate this delightful family home.

## ENTRANCE

Access via PVCu part glazed front door into entrance hallway.

## ENTRANCE HALLWAY

Skimmed and coved ceiling. Emulsioned walls. Double radiator. Staircase leading to first floor. Under stairs storage cupboard. Balterio cottage oak flooring.

## CLOAKROOM/W.C

Skimmed ceiling. Part papered part tiled walls. Two piece suite comprising low level w.c. and pedestal wash hand basin with mixer tap. PVCu frosted double glazed window to front. Double radiator. Ceramic tiled flooring.

## LOUNGE (14' 8" x 98' 5") or (4.48m x 30.0m)

Skimmed and coved ceiling. Emulsioned walls with one wall feature wallpaper. Feature fireplace with electric fire. Double radiator. PVCu double glazed French doors with side glazed panels and top openings to rear. Balterio cottage oak flooring.

## DINING ROOM (11' 2" x 8' 8") or (3.40m x 2.63m)

Skimmed and coved ceiling. Emulsioned walls. PVCu double glazed window to front. Double radiator. Balterio cottage oak flooring.

## KITCHEN/DINER (12' 0" x 11' 6") or (3.67m x 3.50m)

Skimmed ceiling. Down lights. Part tiled part emulsioned walls. A range of base and wall units in light ash with complementary work surface. One and a half stainless steel single drainer sink unit with mixer tap. Integrated appliances to include fridge freezer dishwasher and split-level double oven. Four ring gas hob and extractor. PVCu double glazed window to rear. PVCu part glazed door to side. Laminate tile effect flooring.

## UTILITY ROOM

Skimmed ceiling. Part tiled part emulsioned walls. Stainless steel single drainer sink unit with mixer tap. Plumbing for automatic washing machine. PVCu double glazed window to side. Laminate tile effect flooring.

## FIRST FLOOR LANDING

Skimmed ceiling. Emulsioned walls with one wall feature wallpaper. Wall mounted thermostatic heating controls. Airing cupboard housing Worcester gas combination boiler. Fitted carpet.

## MASTER BEDROOM (11' 9" x 9' 11") or (3.57m x 3.02m)

Skimmed ceiling. Emulsioned walls with one wall feature wallpaper. A range of built-in wardrobes to include bedside cabinets. Two radiators. PVCu double glazed window to rear elevation. Fitted carpet.



## EN SUITE

Skimmed ceiling. Extractor fan. Emulsioned walls. Tiling to splash back areas. Three piece suite comprising fully tiled corner shower cubicle with electric shower and shower screen, low level w.c. and pedestal wash hand basin. PVCu frosted double glazed window to side. Double radiator. Vinyl flooring.

## BEDROOM 2 (11' 1" x 8' 10") or (3.39m x 2.69m)

Skimmed ceiling. Emulsioned walls. Double radiator. PVCu double glazed window to front elevation. Fitted carpet.

## BEDROOM 3 (10' 1" x 9' 7") or (3.07m x 2.93m)

Skimmed ceiling. Loft access. Emulsioned walls. Double radiator. PVCu double glazed window to front elevation. Fitted carpet.

## BEDROOM 4 (10' 1" x 8' 9") or (3.07m x 2.67m)

Skimmed ceiling. Emulsioned walls. Double radiator. PVCu double glazed window to rear elevation. Fitted carpet.

## FAMILY BATHROOM (6' 10" x 5' 5") or (2.09m x 1.65m)

Skimmed ceiling. Extractor fan. Emulsioned walls. Tiling to splash back areas. Three piece suite comprising panelled bath with over head mains fed shower and shower screen, low level w.c. and pedestal wash hand basin. PVCu frosted double glazed window to rear. Double radiator. Vinyl flooring.

## OUTSIDE

The south facing rear garden is enclosed and bounded by wood panel fencing overlooking beautiful countryside views. Mainly laid to lawn with vegetable planting boxes. Patio area ideal for garden furniture. Raised decked area. Outside tap.

The side garden offers storage area. Side access via wooden gate.

The front garden is enclosed by wood panel fencing and wrought iron railings. Laid to Astoturf with gravel borders. Footpath leading to front door. Outside light. Single detached garage with power and light. Driveway offering off road parking for approximately two/three vehicles.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	80	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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 (CO<sub>2</sub>) 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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

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