



Ffordd Antwn , Tondu, Bridgend. CF32 9GD

OIEO £230,000



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A well presented detached house situated within the Llanmoor development in Tondu, conveniently positioned for the M4 corridor and easy access to Bridgend. The property benefits from downstairs cloakroom, lounge/dining room, kitchen, en suite to master bedroom, bathroom, off road parking and garage.

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- Four bedroom detached house
- Downstairs cloakroom/ Utility room
- Lounge with arch way into Dining room
- En suite to master bedroom/EPC=B
- Enclosed rear garden and large storage shed
- Off road parking/ Single garage



## ENTRANCE

Via part panel/part double glazed door into:

## ENTRANCE HALL

Skimmed and coved ceiling. Emulsioned walls. Vinyl floor covering. Radiator. Staircase to first floor with fitted carpet. Under stairs storage. Courtesy door into single integral garage.

## LOUNGE (14' 2" x 10' 6") or (4.33m x 3.19m)

Skimmed and coved ceiling. Emulsioned walls. Fitted carpet. Two radiators. Focal point to the room is the wooden fire surround with marble hearth, back plate and onset electric fire. PVCu double glazed window to front of property. Vertical blinds. Arch way into:

## DINING ROOM (9' 9" x 9' 8") or (2.97m x 2.95m)

Skimmed and coved ceiling. Emulsioned walls. Radiator. Fitted carpet. PVCu double glazed French doors with side panel and top openings. Courtesy door into kitchen which is also accessible from entrance hall.

## KITCHEN (11' 5" x 9' 9") or (3.48m x 2.96m)

Skimmed ceiling with inset ceiling lights. Emulsioned walls. Vinyl flooring. Radiator. Modern fitted kitchen comprising a range of wall and base units with complementary work surfaces. Tiled to splash back areas. One and a half bowl stainless steel single drainer sink unit with mixer tap. Built in electric oven and four ring gas hob. Extractor hood. Plumbing and space for appliances. Ample space for breakfast table and chairs. PVCu double glazed window to rear of property. Arch way into:

## UTILITY

Skimmed ceiling. Emulsioned walls. Vinyl flooring. Radiator. Sink unit with mixer tap. Plumbing for automatic washing machine and space for further appliances. Wall mounted Worcester combination boiler. PVCu double glazed window to side. Part panel/part double glazed door to rear.

## DOWNSTAIRS CLOAKROOM

Skimmed ceiling. Emulsioned walls. Vinyl flooring. Radiator. Two piece suite in white comprising low level WC and pedestal wash hand basin set within corner. Tiled to splash back. PVCu frosted double glazed window to side of property.

## FIRST FLOOR LANDING

Skimmed ceiling. Access into attic. Emulsioned walls. Fitted carpet. Storage cupboard.

## BATHROOM (6' 7" x 6' 2") or (2.01m x 1.87m)

Skimmed ceiling. Emulsioned walls. Tiled to splash back areas. Vinyl floor covering. Radiator. Three piece suite in white comprising low level WC, pedestal wash hand basin and panelled bath with mixer shower tap. PVCu frosted double glazed window to rear.

## MASTER BEDROOM (15' 9" x 11' 3") or (4.80m x 3.42m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to front of property. Door into:



## EN-SUITE SHOWER ROOM

Skimmed ceiling. Emulsioned walls. Vinyl floor covering. Radiator. Three piece suite in white comprising low level WC, pedestal wash hand basin and fully tiled shower cubicle with electric shower. Tiled to splash back areas. PVCu frosted double glazed window to front of property.

## BEDROOM 2 (12' 9" x 10' 8") or (3.88m x 3.25m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to front of property.

## BEDROOM 3 (11' 6" x 11' 1") or (3.51m x 3.38m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property.

## BEDROOM 4 (11' 6" x 9' 1") or (3.50m x 2.78m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property.

## OUTSIDE

The rear is enclosed and bounded by wood panel fencing. Good sized lawn area and paved patio ideal for garden furniture. Gate giving access to side of property. Large storage unit with power installed accessible from rear garden.

The frontage is open plan with lawned area and ranch style fencing. Tarmacadam drive with off road parking for approx two/three vehicles.

## GARAGE

Access via up and over doors, power installed. Courtesy door to entrance hall.

## NOTE

All TVs listed below are to remain at the property:

Bedroom 1 and Lounge have 50 inch flat screen TVs.  
Bedroom 2, Bedroom 3 and Bedroom 4 have 40 inch flat screen TVs.  
Kitchen has 27 inch flat screen TV.

Blinds where fitted to remain at property.

## DIRECTIONS

On entering Tondu take the left turning after the bridge, continue onto Llanmoor development passing shops on the left hand side, take the 2nd left onto Ffordd Antwn.



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

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	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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