



Clos Pwll Clai , Tondu, Bridgend. CF32 9BZ

£239,950



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A MODERN detached house situated on the Llanmoor development , conveniently positioned for the M4 corridor, McArthur Glen Designer Outlet and within good road access to Bridgend town centre. The property benefits from en suite to master bedroom, rear garden, off road parking and garage.

£239,950

- Modern four bedroom detached house
- Master bedroom with en suite
- Utility and downstairs cloakroom
- Enclosed rear garden/EPC=C
- Off road parking/garage
- Viewing recommended to appreciate



ENTRANCE

Access via front door.

ENTRANCE HALL

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

LOUNGE (14' 2" x 10' 5") or (4.32m x 3.18m)

Skimmed and coved ceiling. Emulsioned walls, one feature wall papered. Fitted carpet. PVCu double glazed window to front of property with vertical blinds. Two radiators. Opening into dining room.

DINING ROOM (9' 8" x 9' 9") or (2.94m x 2.97m)

Skimmed and coved ceiling. Emulsioned walls, one feature wall papered. Fitted carpet. PVCu double glazed French doors with vertical blinds leading to rear garden. Radiator. Courtesy door into kitchen.

KITCHEN (11' 3" x 9' 9") or (3.44m x 2.96m)

Skimmed ceiling with inset ceiling lights. Emulsioned walls. Vinyl flooring. A range of wall and base in walnut high gloss finished with chrome handles. Complementary work surfaces and tiled splash back areas. Built in electric oven, four ring gas hob and extractor hood. One and half bowl stainless steel single drainer sink unit with mixer tap. Plumbed for dish washer and space for appliances. Breakfast area. Radiator. Ample space for American style fridge/freezer. PVCu double glazed window to rear of property. Archway leading into utility.

UTILITY

Skimmed ceiling. Emulsioned walls. Vinyl flooring. Sink unit with work surfaces. Wall mounted combination boiler. Plumbed for automatic washing machine. Space for other appliances. Radiator. PVCu double glazed window to side. Part panelled/part double glazed door to rear.

CLOAKROOM

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

LANDING

Skimmed ceiling. Attic access. Emulsioned walls. Fitted carpet. Door to storage cupboard.

BEDROOM 1 (15' 8" x 11' 3") or (4.77m x 3.44m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to front of property with vertical blinds. Door leading into en suite.

EN-SUITE

Skimmed ceiling. Emulsioned walls. Fitted carpet. Three piece suite in white comprising low level w.c. pedestal wash hand basin with tiled splash back and fully tiled shower cubicle with overhead electric shower. Radiator. PVCu double glazed window to front of property.



BATHROOM (6' 8" x 6' 2") or (2.03m x 1.89m)

Skimmed ceiling. Emulsioned walls. Vinyl flooring. Three piece suite in white comprising low level w.c. pedestal wash hand basin and panelled bath with shower mixer taps. Tiled splash back areas. Radiator. PVCu frosted double glazed window to rear of property.

BEDROOM 2 (12' 9" x 10' 8") or (3.88m x 3.26m)

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

BEDROOM 3 (11' 6" x 11' 0") or (3.51m x 3.36m)

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

BEDROOM 4 (11' 6" x 9' 1") or (3.51m x 2.77m)

Skimmed ceiling. Emulsioned walls, one feature wall papered. Fitted carpet. Radiator. PVCu double glazed window to the rear of property with vertical blind.

OUTSIDE

Rear garden is enclosed and bounded by brick wall, wood panelled fencing to neighbouring property. Part stone gravel and astro turf lawned area. Wood decking ideal for garden furniture. Large storage shed to remain with adjacent decked area. Side gravel area suitable for additional parking. Frontage open plan laid to lawn areas, shrub borders, tarmacadam drive. Parking for two vehicles. Single integral garage via up and doors, power installed.

DIRECTIONS

On entering Tondy take the left turning after bridge, continue onto Llanmoor development passing shops on the left hand side, continue along the road, bear right then take the next left onto Clos Pwll Clai.



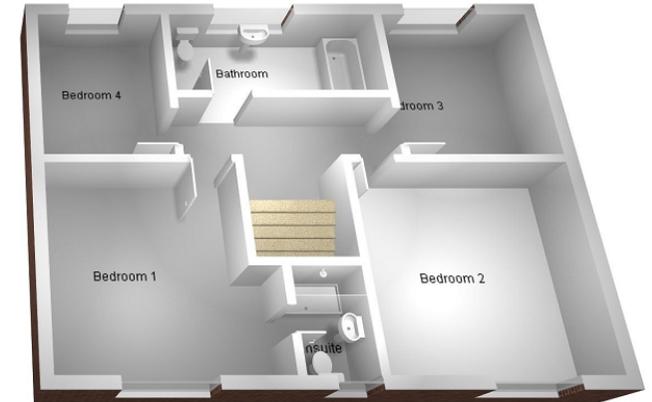
Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		90
(69-80) C	80	
(55-68) D		
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		88
(69-80) C	79	
(55-68) D		
(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.



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