



Glan-y-nant, Tondu, Bridgend . CF32 9DQ

£265,000



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A four bedroom DETACHED house comprising entrance hall, lounge, dining room, kitchen/breakfast room, EN SUITE to master bedroom, three further bedrooms, family bathroom, good sized enclosed rear garden and LARGE DRIVEWAY PARKING. Must be viewed.

£265,000 - Freehold

- Modern four bedroom detached house
- Two reception rooms plus kitchen/breakfast room
- Fitted wardrobes to three bedrooms
- Good sized enclosed rear garden and ample driveway parking
- Beautifully presented and modernised throughout
- Viewing recommended, EPC - C



DESCRIPTION

Introducing this modern four bedroom detached house located on a sought after development in Tondur and benefiting from fitted wardrobes in three bedrooms, wood block flooring to the entrance hall and lounge, good sized enclosed rear garden and ample parking to the front. Viewing is highly recommended.

ENTRANCE

Via part frosted glazed PVCu door into the entrance hall.

ENTRANCE HALL

Emulsified walls, skirting and solid wood block herringbone style flooring. PVCu double glazed window to the side with a fitted vertical blind and stairs to the first floor with under stairs storage.

DOWNSTAIRS W.C.

Frosted glazed PVCu window overlooking the front with fitted roller blind and full height ceramic tiles to the wall and floor. Two piece suite in white comprising w.c. and wash hand basin with chrome mixer tap and storage below and to the side.

KITCHEN/BREAKFAST ROOM (23' 4" x 8' 2") or (7.10m x 2.50m)

PVCu double glazed window to the front and PVCu double glazed French doors to the rear both with fitted blinds to remain. Two sets of matching spot lights. To the kitchen there are full height ceramic tiles to the walls and vinyl flooring. A range of low level and wall mounted units in cream with brushed chrome handles and complementary work top with ceramic tiles to the splash back. Integrated induction hob with oversized extractor hood, integrated under counter washing machine, slim line dishwasher and tumble dryer. Integrated double electric oven with space for microwave and space for high level fridge/freezer. Inset one and half basin sink with built in waste disposal and chrome mixer tap and drainer.

The breakfast area is finished with emulsified walls, skirting and a continuation of the vinyl flooring. Ample space for breakfast table and chairs.

LOUNGE (14' 9" x 15' 5") or (4.50m x 4.70m)

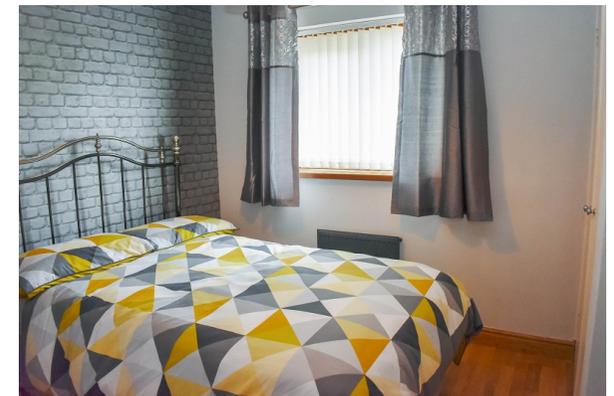
Overlooking the rear garden via PVCu double glazed French doors with a fitted vertical blind and finished with a skimmed ceiling with central ceiling light to remain, emulsified walls with half height feature dado rail and feature paper below, skirting and a continuation of the solid wood block flooring with herringbone pattern. Radiator with cover to remain. Internal double doors leading through to the dining room.

DINING ROOM (16' 1" x 8' 6") or (4.90m x 2.60m)

Overlooking the front via PVCu double glazed window with fitted vertical blind and finished with central light fitting, emulsified walls, skirting and ceramic tiled flooring. Fitted oak storage cupboard housing a wall mounted Worcester gas fired combination boiler.

LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage and fitted storage cupboard with shelving.



BEDROOM 1 (11' 2" x 9' 2") or (3.40m x 2.80m)

Overlooking the rear via PVCu double glazed window with fitted vertical blind and finished with emulsioned walls with one feature papered wall, skirting and wood effect laminate flooring. Feature alcove with shelving and double fitted wardrobe.

EN-SUITE SHOWER ROOM

Frosted glazed PVCu window to the side with fitted roller blind. Three piece suite comprising w.c. wash hand basin with chrome mixer tap and vanity shelf with storage below and separate shower cubicle with plumbed shower featuring a rainwater head and hand attachment. Ceramic tiles walls and to the floor.

BEDROOM 2 (9' 0" x 11' 0") or (2.75m x 3.35m)

Overlooking the front via PVCu double glazed window finished with fitted vertical blind. Emulsioned walls with one feature papered wall, skirting and wood effect laminate flooring. Double fitted wardrobe.

BEDROOM 3 (8' 6" x 8' 10") or (2.60m x 2.70m)

Overlooking the front via PVCu double glazed window finished with fitted vertical blind, emulsioned walls with one feature papered wall, skirting and wood effect laminate flooring. Double fitted wardrobe.

BEDROOM 4 (8' 10" x 9' 10") or (2.70m x 3.00m)

Overlooking the rear via PVCu double glazed window with fitted vertical blind and finished with emulsioned walls, skirting and wood effect laminate flooring.

FAMILY BATHROOM

Frosted glazed window to the side with a fitted roller blind, full height ceramic tiles to the wall and to the floor. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and vanity shelf with storage below and Jacuzzi style bath with over bath plumbed shower, chrome mixer tap and glazed shower screen. Wall mounted storage and mirror with LED lighting.

OUTSIDE

Enclosed rear garden laid to decking and lawn with steps leading down to large external storage shed. Further patio and seating area finished with decorative stone, side access back to the front of the property.

Open front garden with large block pavia driveway suitable for parking up to six cars.



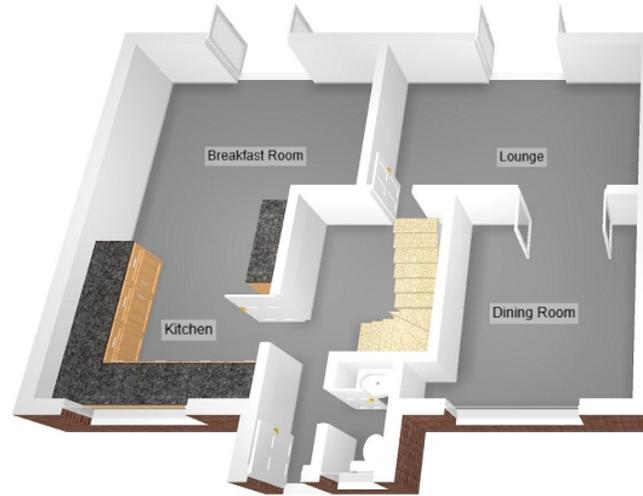
Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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