



New Road, Tondu, Bridgend . CF32 0EH

Offers Over  
£250,000





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OEH

FOUR bedroom semi detached house comprising entrance hall, 2 reception rooms, generous kitchen / diner, utility, shower room, 4 bedrooms, shower room, large loft space, enclosed rear garden, parking. Semi rural location.

Offers Over £250,000 - Freehold

- Four bedroom semi detached house
- Two reception rooms
- Downstairs bathroom and upstairs shower room
- Open plan kitchen/diner plus utility area
- Large storage room to second floor
- Enclosed rear garden. EPC - E



## DESCRIPTION

Introducing this generous four bedroom semi detached house situated in a semi-rural location just outside Tondur.

The property has been extended and provides 2 reception rooms plus a generous 'L-shaped' kitchen diner to the rear. There are 4 good sized bedrooms to the first floor plus a large loft area. Good sized family home

## ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall way with panelled ceiling, central spot lights, emulsioned walls, skirting and a wood effect laminate flooring. Fitted storage cupboard housing the circuit breaker. Door way into reception one.

## RECEPTION 1 (12' 6" x 10' 10") or (3.80m x 3.30m)

Overlooking the front via PVCu double glazed French doors and finished with central light fitting, skimmed and coved ceiling, emulsioned walls, skirting and fitted carpet. Decorative chimney breast.

## RECEPTION 2 (14' 9" x 12' 0") or (4.50m x 3.65m)

Overlooking the side via PVCu double glazed French doors with side glazed panels and finished with a central light fitting with ceiling rose, coved ceiling, papered walls with half height wooden tongue and groove panelling and a continuation of the wood effect floor. Door way through into the open plan kitchen/diner.

## OPEN PLAN KITCHEN/DINER (20' 4" max x 26' 3" max) or (6.20m max x 8.00m max)

L shaped. Overlooking the side via a PVCu double glazed window and accessing the rear garden via PVCu double glazed French doors. The kitchen is finished with three sets of spot lights, coved ceiling, emulsioned walls, various ceramic tiled floor. The kitchen is arranged with low level and wall mounted units in cream with a high gloss roll top work surface and ceramic tiles to the splash back. Space for Range cooker. Integrated dishwasher and space for American style fridge/freezer. Ample space for dining table and chairs. Feature decorative facing brick archway. Under stairs storage cupboard. Door way through to utility room.

## UTILITY

PVCu double glazed window to the rear. Plumbing for automatic washing machine. Door way through to the family bathroom.

## BATHROOM

PVCu double glazed window overlooking the rear with a fitted roller blind, panelled ceiling with recessed spot lights, radiator, full height ceramic tiles to the wall and to the floor. Four piece suite comprising large walk in shower with a plumbed shower, hand rail and fully glazed sliding doors, corner Jacuzzi bath with chrome mixer tap and shower attachment, low level WC, wash hand basin with vanity shelf, chrome mixer tap and storage below.

## FIRST FLOOR LANDING

Via stairs with central carpet runner. Spot lights. Door ways into the bedrooms. Fitted storage cupboard housing the hot water tank with pump.





### **BEDROOM 3 (9' 2" x 12' 2") or (2.80m x 3.70m)**

Overlooking the rear via PVCu double glazed window and finished with panelled ceiling, emulsioned walls, skirting and fitted carpet.

### **SHOWER ROOM**

PVCu double glazed window overlooking the rear, central spot lights, full height ceramic tiles to the wall and to the floor and wall mounted heated chrome towel rail. Three piece suite in white comprising WC, wash hand basin with vanity shelf and chrome mixer tap with storage below and a large walk in shower with a plumbed shower and fully glazed doors.

### **BEDROOM 1 (16' 5" x 13' 1") or (5.0m x 4.0m)**

Overlooking the side via an aluminium casement window and finished with a central ceiling rose, coved ceiling, papered walls, skirting and fitted carpet.

### **BEDROOM 4 (10' 8" x 8' 10") or (3.25m x 2.70m)**

Overlooking the side via a PVCu double glazed window and finished with papered walls, skirting and a carpet.

### **BEDROOM 2 (10' 10" x 12' 10") or (3.30m x 3.90m)**

Overlooking the front via PVCu double glazed window and finished with a skimmed ceiling, coving, emulsioned walls, skirting and a fitted carpet.

### **SECOND FLOOR**

Via stairs. PVCu double glazed window on the half landing.

### **STORAGE (41' 6" max x 17' 1" max) or (12.65m max x 5.20m max)**

Velux windows to the front, PVCu double glazed window to the rear, lighting and carpet. Potential for further accommodation subject to the necessary planning consents.

### **OUTSIDE**


Enclosed rear garden laid to patio with external storage shed, steps leading up to lawn and a large rear storage shed. Side access back to the front of the property.

Steps lead to the front door. Parking directly in front.

### **DIRECTIONS**

Leaving Bridgend and following signs to Maesteg on the A4063. Continue under the railway Bridgend and into Tondy. Take a left turning onto Derllwyn Road and up the hill. Travel for approx one mile onto new Road where the property can be found on the right.

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.



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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