



Ffordd Antwn , Tondu, Bridgend. CF32 9GD

Offers In Region Of
£295,000



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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.

Offers In Region Of £295,000 - Freehold

- Four bedroom detached house
- Downstairs cloakroom/ utility room
- Lounge with arch way into dining room
- En suite to master bedroom/EPC-C
- Enclosed rear garden and large storage shed
- Off road parking/ Single integral garage



DESCRIPTION

A modern four bedroom detached house situated on the newly developed Llanmoor site in Tondy which is close to local shops, Lidl supermarket, Home Bargains, Farm Foods and Tondy train station. Good road access to the M4 corridor, McArthur Glen designer outlet and Sainsburys supermarket.

The property benefits from a conservatory, kitchen, utility room, downstairs cloakroom, master bedroom with en suite shower room, off road parking and integral single garage. Viewing highly recommended.

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. Laminate flooring. 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. Laminate flooring. PVCu double glazed French doors with side panel and top openings. Courtesy door into kitchen which is also accessible from entrance hall and PVCu double glazed French doors leading into the conservatory.

CONSERVATORY

PVCu double glazed units with solid roof and inset ceiling lights, tiled flooring and door leading out the the rear garden.

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.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	78	
(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.



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.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507

neath@pjchomes.co.uk

Lettings: 01639 874507

neathrentals@pjchomes.co.uk