



Maesteg Road, Tondu, Bridgend County.
CF32 9DP

£155,000



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DECEPTIVELY SPACIOUS - 4 bedroom end of terrace house comprising entrance hall, 3 reception rooms, kitchen / diner, wc, master bedroom with en-suite, 3 further bedrooms and family bathroom. Enclosed rear garden. Well presented.

£155,000 - Freehold

- 4 bedroom end of terrace house
- 3 reception rooms
- Open plan kitchen / dining
- En-suite to bedroom 1
- DECEPTIVELY SPACIOUS
- EPC - D. Good family home.



DESCRIPTION

Introducing this well presented and generous four bedroom end of terrace home benefiting from 3 reception rooms, a kitchen / diner and a landscaped rear garden.

The property would suit a growing family or those in need to good access to Bridgend and the M4. The property is close to the retail facilities at Tondu and is within a 5 minute drive of both primary and secondary schools.

Viewing is highly recommended.

ENTRANCE

Main entrance is via an external porch to the side of the property. PVCu part glazed door with frosted glass gives access to the entrance hall.

ENTRANCE HALL

Coved ceiling, with feature papered walls, fitted storage cupboard with meter boxes, radiator with cover and tiled flooring. Archway through to reception room two.

RECEPTION ROOM 2 (6' 10" x 6' 10") or (2.09m x 2.08m)

Skimmed coved ceiling, centre light fitting with fan, emulsioned walls with one feature papered wall, PVCu double glazed window to front aspect. Currently used as music room/snug. Fitted carpet.

RECEPTION 1 (19' 9" x 13' 4") or (6.03m x 4.06m)

A generous 'L' shaped room with coved ceiling with two centre light fittings with fans. Emulsioned walls with picture rail and one feature papered wall. An abundance of natural light from dual aspect windows, two PVCu double glazed windows to front aspect and PVCu double glazed french doors to rear aspect. Two radiators, feature fireplace with a wooden mantle and recess ideal for an electric free standing feature fire. Fitted carpet. Stairs to the first floor and steps down to the open plan kitchen/diner.

KITCHEN/DINER (14' 11" x 9' 10") or (4.55m x 3.0m)

Dining area has a PVCu double glazed window to side aspect and is finished with a skimmed and coved ceiling, emulsioned walls and wood effect laminate flooring. With ample space for dining table and chairs and free standing fridge/freezer.

The kitchen overlooks the rear garden via a PVCu double glazed window and comprises a range of wall and base units in beech with brushed chrome handles and a complimentary high gloss roll top work surface with ceramic tiles to splash back areas, two spotlights and fitted pantry. Inset one and a half bowl drainer sink with swan neck mixer tap, space for range cooker with integrated extractor hood and space for a dishwasher.

RECEPTION 3 (10' 0" x 10' 0") or (3.05m x 3.04m)

Currently being used as a dining room and finished with skimmed ceiling, emulsioned walls with one feature papered wall, centre spot light, and fitted carpet. PVCu double glazed window overlooks the rear garden and a PVCu part glazed door gives access to patio area and rear garden.

Fitted storage cupboard houses automatic washing machine with space for tumble dryer.

W.C.

PVCu double glazed window to side aspect with frosted glass, low level w.c. and wall mounted wash hand basin with ceramic tiled flooring.



BEDROOM 1 (10' 1" x 9' 11") or (3.07m x 3.01m)

Skimmed and coved ceiling with centre light fitting and fan, emulsioned walls with one feature papered wall, PVCu double glazed window with roller blind to rear aspect and fitted carpet. Steps down leading to en-suite shower room.

EN-SUITE SHOWER ROOM

Skimmed ceiling with recessed spot lights, PVCu double glazed tilt and turn window with frosted glass to side aspect. Comprising a three piece suite in white with w.c. wash hand basin with chrome mixer tap vanity shelf and storage below, large walk-in shower cubicle with sliding glazed doors and a mains fed shower with fully tiled with half height feature border tile and vinyl floor covering.

BEDROOM 2 (10' 1" x 9' 11") or (3.07m x 3.01m)

A good sized bedroom with skimmed and coved ceiling, emulsioned walls with feature papered wall, PVCu double glazed window to the front aspect and fitted carpet.

BEDROOM 3 (9' 11" x 6' 10") or (3.01m x 2.08m)

Skimmed and coved ceiling, emulsioned walls, one wall feature paper, PVCu double glazed window to front aspect. Fitted carpet.

BEDROOM 4 (9' 11" x 3' 7") or (3.01m x 1.09m)

Skimmed and coved ceiling with papered walls, PVCu double glazed tilt and turn window with roller blind to side aspect and fitted carpet. A good sized single bedroom with access to loft.

BATHROOM (10' 4" x 6' 10") or (3.15m x 2.09m)

Fully tiled floor to ceiling with feature border tiling, PVCu double glazed window with frosted glass to rear. A three piece suite in white comprising low level w.c. wash hand basin with mixer tap and vanity shelf with storage below and a 'P' shaped bath with chrome mixer tap shower attachment and over bath Mira electric shower. Fitted storage cupboard houses the Worcester gas combination boiler with space for additional storage. Vinyl floor covering.

OUTSIDE

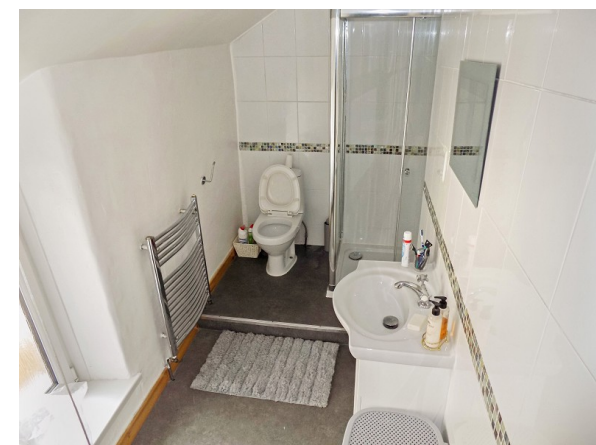
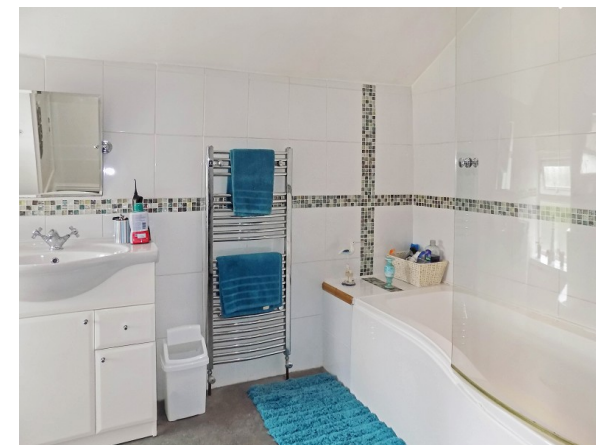
The rear garden is enclosed by wood closed board fence and laid to two areas of lawn and decking with a central path leading to the raised decked area ideal for outside garden furniture. The front of the property fronts the pavement with on street parking.

DIRECTIONS

Travelling out of Bridgend on Tondu Road continue through the roundabout following signs to Maesteg. At the traffic lights continue under the railway bridge and onto Maesteg Road. The property can be found on the right hand side.


NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.



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		82
(69-80) C		
(55-68) D	60	
(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.



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