



Lon Y Rheilffordd, Tondu, Bridgend. CF32
9GN

£255,000

PJC PAYTON
JEWELL
CAINES

Lon Y Rheilffordd, Tondy, Bridgend. CF32 9GN

Three bedroom detached house comprising entrance hall, downstairs WC, lounge, kitchen/diner, three bedrooms with ENSUITE to master, bathroom, enclosed rear garden, OFF ROAD PARKING and GARAGE. Ideal first time buy. Viewing highly recommended.

£255,000 - Freehold

- Three bedroom detached property
- Downstairs WC
- Kitchen/diner
- Ensuite to master bedroom
- Off road parking/ Garage
- Enclosed rear garden/ Ideal first time buy/ EPC - B



DESCRIPTION

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

The property comprises entrance hall, downstairs WC, lounge, kitchen/diner, three bedrooms with ensuite to master bedroom, bathroom, enclosed rear garden, off road parking and garage. Viewing highly recommended.

ENTRANCE

Via PVCu door into hallway finished with emulsioned and coved ceiling, emulsioned walls, laminate effect vinyl flooring. Staircase to first floor. Door leading into WC. Under stairs storage cupboard. PVCu door to the side of the property leading to rear garden. Feature wooden door with glass panels either side leading to the kitchen/diner.

W.C. (2' 10" x 6' 6") or (0.87m x 1.99m)

Emulsioned ceiling and walls, laminate effect vinyl flooring, radiator and PVCu double glazed window to front of property. Two piece suite comprising low level WC and wash hand basin set within vanity unit.

KITCHEN/DINER (10' 0" x 15' 11") or (3.04m x 4.85m)

Emulsioned and coved ceiling, part emulsioned/ part papered walls, radiator, laminate effect vinyl flooring and PVCu double glazed window to the front and to the side of the property. A range of wall and base units with a complementary work surface housing a stainless steel sink and drainer. Built in electric oven with gas hob and overhead extractor hood. Integrated washing machine. Space for fridge/freezer. Space for table and chairs.

LOUNGE (10' 0" x 17' 3") or (3.06m x 5.26m)

Emulsioned and coved ceiling, part emulsioned/part papered walls, laminate effect vinyl flooring and bi-fold doors across the rear of the property.

FIRST FLOOR LANDING

Via stairs. Emulsioned and coved ceiling, access into attic, storage cupboard housing dual heating system and PVCu double glazed window to the rear of the property. All doors leading off.

BATHROOM (6' 10" x 6' 2") or (2.09m x 1.87m)

Emulsioned ceiling, part emulsioned/part tiled walls, non slip flooring, radiator and PVCu frosted double glazed window to the rear of the property. Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with hand held shower tap.

BEDROOM 1 (14' 3" max x 10' 5" max) or (4.34m max x 3.17m max)

L shaped room. Emulsioned ceiling, part emulsioned/part papered walls, PVCu double glazed window to the front of the property, radiator and fitted wardrobes to remain. Door into ensuite.

EN SUITE (4' 7" x 6' 8") or (1.40m x 2.04m)

Measurement into shower cubicle. Emulsioned ceiling, part emulsioned/part tiled walls, non slip flooring and radiator. Three piece suite comprising low level WC, wash hand basin set within vanity unit and enclosed shower cubicle.



BEDROOM 2 (10' 4" x 11' 3") or (3.14m x 3.43m)

Emulsioned ceiling and walls, fitted carpet, radiator and PVCu double glazed window to the rear of the property. Fitted wardrobes to remain.

BEDROOM 3 (6' 9" x 10' 7") or (2.06m x 3.23m)

Emulsioned ceiling and walls, fitted carpet, PVCu double glazed window to the front of the property and radiator. Built in divan over the stairway to remain.

OUTSIDE

The front of the property is open plan with footpath leading to front door with shrubs either side. Laid with decorative chipping's and shrubs. Outside tap. Off road parking.

Enclosed rear garden bounded by wooden panel fencing, Patio area with veranda leading to elevated seating area laid to paviour brick. Shed. Access to side of property.

GARAGE

Garage is accessed by an up and over door to the front and has power and light.


DIRECTIONS

On entering Tondu take the left turning after the bridge, continue onto Llanmoor development passing shops on the left hand side and Lidl on the right hand side, take the first turning on the right and the property is at the end on the right hand side.

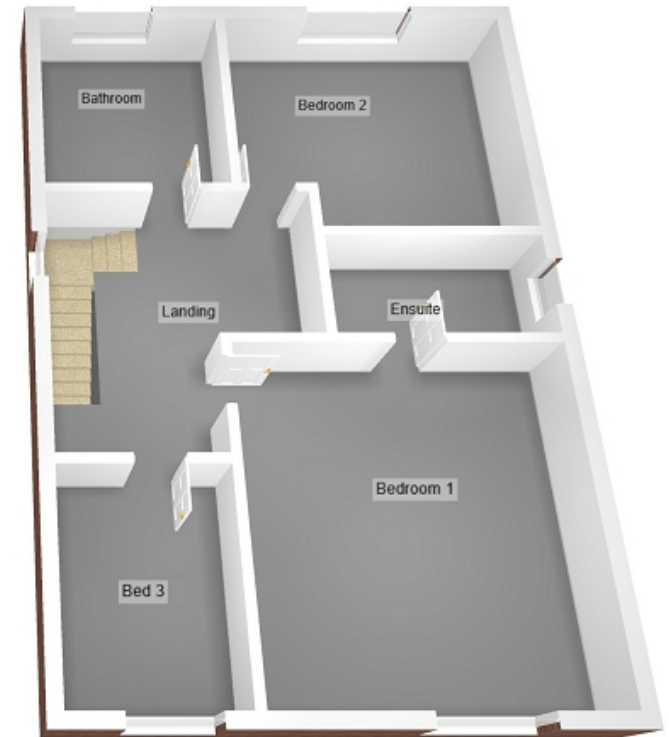
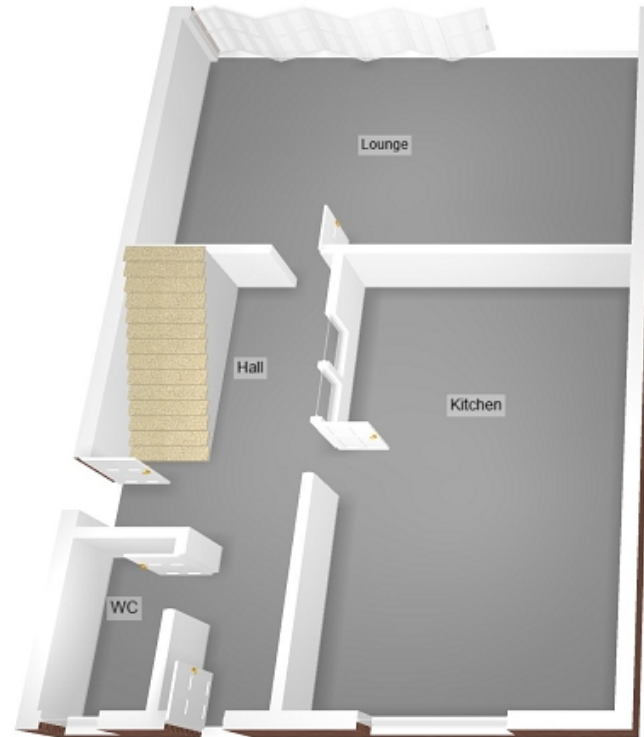


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 94 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (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.



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