



Bryn Road, Tondu, Bridgend . CF32 9EF

Offers Over  
£190,000



# Bryn Road, Tondy, Bridgend . CF32 9EF

A deceptively spacious traditional three bedroom semi detached house comprising two reception rooms, kitchen, conservatory/diner, three bedrooms, bathroom, enclosed rear garden, SUBSTANTIAL PARKING FOR 6/8 VEHICLES and LARGE GARAGE WITH WORKSHOP. Viewing recommended.

## Offers Over £190,000 - Freehold

- Three bedroom semi detached house
- Two reception rooms
- Kitchen/diner, pantry and downstairs w.c.
- EPC-E
- Substantial driveway parking for 6/8 vehicles
- Garage



## DESCRIPTION

A substantial three bedroom semi detached property situated close to Tondu, with easy access to Bridgend designer outlet, M4 corridor and local railway station.

Property benefits from substantial off road parking for numerous vehicles. Internal viewing highly recommended.

## ENTRANCE PORCH

Accessed via glazed PVCu door with frosted glass and finished with tongue and groove ceiling, stone walling, ceramic tiled flooring and hardwood internal glazed door with frosted glass into the inner hallway.

## INNER HALLWAY (19' 5" x 6' 0") or (5.91m x 1.83m)

Papered and coved ceiling, emulsioned and papered walls, double radiator, fitted carpet, staircase to first floor with fitted carpet and handrail. Under stairs storage cupboard for coats and shoes.

## RECEPTION 1 (14' 1" x 12' 0") or (4.30m x 3.65m)

Papered and coved ceiling with centre light, papered walls, PVCu bay window to front aspect, feature fireplace with electric fire, double radiator and fitted carpet.

## RECEPTION 2 (11' 11" x 11' 7") or (3.64m x 3.53m)

Emulsioned and coved ceiling with centre light and ceiling rose, emulsioned walls, PVCu double glazed window to side aspect, working wood burner to remain, double radiator and fitted carpet. Internal hardwood glazed bi fold doors leading into the kitchen/diner.

## KITCHEN/DINER (12' 2" x 9' 11") or (3.72m x 3.02m)

Accessed via the entrance hall and reception room two and finished with tongue and groove wooden ceiling with centre light, part tiled/part emulsioned walls. A range of wall and base units in high gloss white with complementary work top housing one and a half stainless steel single drainer sink with mixer tap. Tiled effect vinyl flooring, gas oven and grill, electric hob, space for freestanding fridge, breakfast bar area to seat three and square archway to dining area. Doorway through to pantry and downstairs w.c.

## PANTRY

Emulsioned ceiling and walls, centre light, shelving and ceramic tiled flooring. Door through to:

## DOWNSTAIRS W.C.

Artexed ceiling with centre light, artexed and emulsioned walls, double radiator, low level w.c. and wall mounted sink. Space for washing machine. PVCu frosted double glazed window to side aspect and ceramic tiled flooring.

## UTILITY

Accessed via wooden steps down. PVCu glazed door with frosted glass, emulsioned ceiling with centre light, emulsioned walls, PVCu double glazed window to rear aspect, space for tumble dryer and freezer. Tiled effect vinyl flooring.

## CONSERVATORY/DINER (12' 5" x 7' 1") or (3.78m x 2.17m)

PVCu double glazed units to two sides set on dwarf wall, PVCu double glazed French doors opening onto the garden, electric wall-mounted convector heater and wood effect vinyl flooring.



## LANDING

Via stairs with fitted carpet, papered and coved ceiling with centre light, access into storage cupboard, access into attic space and emulsioned walls.

The landing splits left to access bedroom 1 & 2.

## BATHROOM (7' 0" x 5' 9") or (2.14m x 1.74m)

PVCu tongue and groove to the ceiling with centre light, fully tiled walls floor to ceiling, PVCu frosted double glazed window to side aspect. Three piece suite comprising low level w.c. pedestal wash hand basin and panelled bath with electric shower over and bi fold shower screen. Double radiator and tile effect vinyl flooring.

## BEDROOM 1 (18' 7" x 10' 6") or (5.66m x 3.21m)

Emulsioned and coved ceiling with centre ceiling light, skimmed and emulsioned walls, double radiator, two PVCu double glazed windows to the front of the property, chimney breast with alcoves either side and fitted carpet. Fitted wardrobes.

## BEDROOM 2 (12' 2" x 11' 9") or (3.71m x 3.58m)

Emulsioned and coved ceiling with centre light, emulsioned walls, double radiator, PVCu double glazed window to rear aspect and fitted carpet. Two single built in wardrobes either side of the bed and storage cupboard housing the combination gas boiler.

## BEDROOM 3 (10' 0" x 6' 8") or (3.05m x 2.02m)

Artexed and coved ceiling with centre light, emulsioned walls. double radiator, PVCu double glazed window to side aspect and fitted carpet.

## OUTSIDE

The rear garden is bound by wood panel fencing and breeze block walling and is accessed via the PVCu French doors from the conservatory/dining room onto a large Indian sandstone patio area, PVCu double glazed outbuilding currently used as a potting shed (in need of some repair) outside power points, two areas laid to Astroturf and decorative chippings. Access into the large garage via electric roller shutter door to the front and pedestrian door from the garden. Wooden garden gate gives access to the driveway which is bound by breeze block and brick walling with wrought iron railings. Wrought iron double gates give access to the driveway with parking for 6/8 vehicles.

To the front the property is bound by brick walling and wrought iron railings and garden gate which gives access to front courtyard leading to the front door.

## GARAGE (14' 6" x 10' 2") or (4.41m x 3.11m)

Access via a hardwood door from the garden, the first area is a workshop with shelving, power and light and electric roller shutter door to the front. Pine door leads from the workshop to a storage room which has power and light (measuring 4.56m x 2.30m). Doorway through to a further storage room which leads to part glazed PVCu door into the music room.

## MUSIC ROOM (12' 6" x 5' 10") or (3.80m x 1.79m)

Partial sound proof with power, light and carpet.



## DIRECTIONS

From Bridgend town take Tondu Road to Aberkenfig roundabout, at the roundabout take the second exit, at the traffic lights take the right turning onto Bryn Road, continue along Bryn Road and the property is on your 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](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(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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