



Maesteg Road, Tondu, Bridgend County.
CF32 9DP

£165,000

PJC PAYTON
JEWELL
CAINES

Maesteg Road, Tondy, Bridgend County. CF32 9DP

Good sized three bedroom DETACHED house comprising entrance hall, open plan lounge/diner, kitchen, three bedrooms, family bathroom, ENCLOSED GOOD SIZED REAR GARDEN. Well presented throughout. Viewing highly recommended.

£165,000

- Three bedroom detached house
- Open plan lounge/diner
- Gas combination boiler
- Good sized kitchen and family bathroom
- Private good sized rear garden
- EPC - D, Council tax band -



DESCRIPTION

Introducing this well presented and generous sized three bedroom detached house benefiting from open plan lounge/diner, fitted kitchen and good sized garden to the rear. The property is close to retail facilities at Tondy and within 5 minutes drive of Primary and Secondary Schools as well as walking distance to Tondy train station and has good access to the M4 corridor. The property would make an ideal first time purchase. Internal viewing highly recommended.

ENTRANCE

Via part frosted glazed composite door into the entrance hall finished with emulsified ceiling, electric consumer box, centre pendant light, emulsified walls with tiling and tiled floor. Door way to lounge. Storage cupboard.

DINING ROOM (10' 0" x 10' 5") or (3.04m x 3.17m)

Emulsified and coved ceiling, centre pendant light and ceiling rose, emulsified walls with one feature papered wall, radiator, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet.

LOUNGE (13' 5" x 12' 0") or (4.08m x 3.67m)

Emulsified and coved ceiling, centre pendant light and ceiling rose, emulsified walls with one feature papered wall, radiator, large PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet. Stairs leading to first floor. Double doors leading into kitchen.

KITCHEN (14' 4" x 8' 2") or (4.36m x 2.49m)

PVCu part frosted glazed door leading to rear garden. Emulsified ceiling with sunken spot lights, emulsified walls with matching up stands to the splash back area, radiator, two PVCu double glazed windows overlooking the side of the property and tile effect lino flooring. A range of wall and base units in a shaker style with complementary roll top work surface, inset stainless steel sink with chrome mixer tap, space for washing machine, space for fridge/freezer, integrated electric oven with four ring gas hob and chrome extractor hood. Breakfast bar area. Door to family bathroom.

FAMILY BATHROOM (7' 5" max x 7' 0" max) or (2.26m max x 2.14m max)

Textured ceiling, centre light, one wall part emulsified/part tiled wall with the remainder aqua panelled, wall mounted chrome towel radiator, frosted PVCu double glazed window overlooking the rear of the property, louvre door to built in storage and housing the combination boiler, skirting and tile effect lino flooring. Three piece suite comprising WC and sink set within vanity unit, rounded L shaped bath with glass shower screen and overhead chrome shower.

FIRST FLOOR LANDING

Via stairs with fitted carpet and hand rail. Emulsified ceiling, centre pendant light, access to loft, emulsified walls, skirting and a continuation of the fitted carpet. Doors to three bedrooms.

BEDROOM 1 (10' 6" x 10' 8") or (3.21m x 3.24m)

Emulsified ceiling, centre pendant light, emulsified walls, radiator, PVCu double glazed window overlooking the rear of the property, skirting and exposed floor boards.



BEDROOM 2 (12' 11" x 6' 8") or (3.94m x 2.03m)

Emulsioned ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet.

BEDROOM 3 (10' 3" x 6' 5") or (3.12m x 1.95m)

Emulsioned ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and wood effect laminate flooring.


OUTSIDE

Enclosed private rear garden laid to lawn with decorative stones and mature trees. Block built shed. Pathway giving side access to the property.



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		84
(69-80) C		
(55-68) D	56	
(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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