

Payton
Jewell
Caines



Derllwyn Villa Derllwyn Road, Tondu,
Bridgend County. CF32 9DG

£375,000

 PAYTON
JEWELL
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Beautifully presented three bedroom semi detached period property comprising entrance hall, lounge, open plan kitchen/diner, utility, home office, sun room, downstairs wet room, family bathroom, enclosed rear garden and ample driveway parking. Viewing is highly recommended and NO ONWARD CHAIN.

£375,000 - Freehold

- 19th Century period house
- Beautifully presented and maintained
- Downstairs wet room and family bathroom
- Good size garden to the rear, Council tax - D
- Open plan kitchen/dining / living, EPC - E /
- Viewing highly recommended
- Conservation area



DESCRIPTION

Introducing this immaculately presented three bedroom semi detached 19th Century property which maintains many original features and boasts lovely views over the mountainside. The property benefits from an open plan kitchen/diner, sun room, kitchen with utility and ample off road parking. The property is located within Tondy and offers good access to the M4 motorway at junction 36 as well as its own local train station, public house and excellent walks / runs along the Parc Slip Conservation area.

The property has been extended to the rear to provide contemporary open plan kitchen / living / dining area making it ideal for modern family living. **SOLD WITH NO ONWARD CHAIN.**

ENTRANCE

Access is via a shared driveway and via wooden door with stained glass feature window into the entrance hall.

ENTRANCE HALL

Papered ceiling with two pendant lights, half panelled/half papered walls with dado rail, skirting, radiator, fitted carpet and stairs leading to the first floor with half height panelling and papered walls with dado rail.

DINING ROOM (13' 11" x 11' 0") or (4.24m x 3.36m)

Papered and original coved ceiling with centre pendant light and ceiling rose, papered walls, high rise skirting boards and fitted laminate flooring. Shelving to one wall, radiator and original wooden sash window overlooking the front of the property.

LOUNGE (13' 11" max x 13' 7" max) or (4.23m max x 4.15m max)

Papered and original coved ceiling with centre light and ceiling rose, papered walls with dado rails, original high rise skirting boards and laminate flooring. Feature gas fireplace with wooden surround and alcoves either side with fitted shelving. Radiator and original wooden single glazed sash window overlooking the front of the property.

HOME OFFICE (9' 2" max x 6' 0" max) or (2.80m max x 1.82m max)

Located underneath the stairs and finished with papered ceiling with centre pendant light, papered walls, laminate flooring and wooden single glazed window overlooking the kitchen.



L SHAPED OPEN PLAN KITCHEN / DINER (30' 5" max x 10' 1" max) or (9.28m max x 3.08m max)

Measurements narrow to 2.38m.

Open plan kitchen leading to dining and living area to the rear.

The dining area is finished with a vaulted ceiling with three velux sky light windows and inset spot lights, emulsioned walls with feature stonework, tiled flooring with under floor heating and up stands, space for table and chairs. Anthracite aluminium double glazed window overlooking the side garden.

The kitchen area is finished with emulsioned walls and marble tiled flooring with matching up stand. Designer German Leicht kitchen comprising a range of units with centre island and five gas ring burner and composite granite effect work tops in dark grey housing a one and half inset stainless steel sink with chrome mixer tap and instant hot water dispenser. Two integrated single ovens and ceiling mounted chrome extractor hood.

UTILITY (9' 9" x 6' 3") or (2.98m x 1.90m)

Emulsioned ceiling with velux sky light, emulsioned walls with tiling to splash back areas, skirting and a continuation of the marble tiled flooring. Space for washing machine and tumble dryer with square edge work top. Inset stainless steel sink with chrome mixer tap and space for freestanding fridge and freezer. Three doors leading into a storage area.

SUN ROOM (10' 4" x 9' 10") or (3.15m x 3.0m)

Apex vaulted ceiling, emulsioned ceiling with inset spot lights and single skylight window, emulsioned walls with a continuation of the marble tiled flooring and matching up stands. Aluminium anthracite grey double glazed doors leading out to the side garden.

REAR HALLWAY (10' 11" x 2' 10") or (3.32m x 0.86m)

Doors leading to the downstairs shower room and a storage cupboard. Arched ceiling with inset spot lights and single skylight window, emulsioned walls with exposed stonework, skirting and a continuation of the marble tiled flooring. Anthracite grey aluminium double glazed door leading to the side of the property.

DOWNSTAIRS WET ROOM (7' 5" x 4' 9") or (2.27m x 1.44m)

Arch ceiling with inset spot lights, velux window, emulsioned walls with tiling to splash back areas and tiled flooring with under floor heating. Walk in shower with glass screen and overhead chrome shower, low level w.c. wash hand basin set on a feature wood block surface with wall mounted tap and tiling to splash back areas. Wall mounted towel rail radiator.

STORE

Built in storage finished with emulsioned ceiling with centre pendant light, emulsioned walls, skirting, tiled flooring, radiator, shelving and coat hooks.

LANDING

Window overlooking the staircase, textured ceiling with pendant light, textured walls with half height panelling and wall papered and fitted carpet.



FAMILY BATHROOM (8' 6" max x 8' 3" max) or (2.60m max x 2.52m max)

Emulsioned ceiling with inset spot lights, emulsioned walls with tiling to splash back areas, tiled flooring. Three piece suite comprising low level w.c. curved shower enclosure with glass screen and overhead chrome shower, wall mounted sink with chrome mixer tap and bath with chrome mixer tap. Wall mounted chrome radiator and double doors leading into built in airing cupboard housing the hot water tank. Wall mounted radiator and frosted single glazed wooden sash window overlooking the rear of the property.

BEDROOM 2 (12' 5" max x 10' 2" max) or (3.79m max x 3.11m max)

Emulsioned ceiling with centre pendant light, emulsioned walls with one feature papered wall, skirting and fitted carpet. Alcoves either side of the chimney breast with built in storage, radiator and large original single glazed sash window overlooking the rear of the property.

BEDROOM 1 (14' 3" x 13' 5") or (4.35m x 4.08m)

Emulsioned and coved ceiling with centre pendant light, emulsioned walls, skirting, laminate flooring, alcoves either side of the bed with storage either side. Large built in wardrobes, radiator and large original single glazed wooden sash window overlooking the front of the property.

BEDROOM 3 (11' 11" max x 8' 10" max) or (3.63m max x 2.68m max)

Emulsioned ceiling with centre pendant light, emulsioned walls with one feature papered wall, skirting, laminate flooring, radiator and single glazed timber frame sash window overlooking the front of the property.

OUTSIDE

To the front of the property is an area laid to lawn with block paved pathway leading to the front door. Shared driveway leading to ample off road parking for 3/4 cars. Original flagstone paving leading to the side and rear gardens. Work shop area with power and lighting, wall mounted gas boiler and wooden window overlooking the rear of the property.

To the side of the property is a flagstone paved area ideal for dining furniture and an area laid to lawn.


Enclosed rear garden providing lovely views over the mountainside enclosed with hedgerow and fencing, the garden is split in two sections, to the right is a good sized garden laid to lawn, to the left side are paved and lawned area enclosed via brick wall and fencing. g hedge.

NB - The property has vehicle access via a shared driveway.



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		
(69-80) C		76
(55-68) D		
(39-54) E	52	
(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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