



Terfyn Ynysawdre, Tondy, Bridgend County.
CF32 9EN

£165,000

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Three bedroom end terrace house comprising entrance hall, kitchen/diner, lounge, DOWNSTAIRS WC, three DOUBLE BEDROOMS, family bathroom, courtyard rear garden and GARAGE. Sold with NO ONGOING CHAIN.

£165,000 - Freehold

- Three double bedroom end terrace house
- Downstairs WC
- Good sized lounge
- Gas combination boiler
- Garage/ EPC - D , Council tax band - C
- Low maintenance rear garden



DESCRIPTION

Introducing this three bedroom end terrace house situated in a quiet cul-de-sac benefiting from a spacious lounge, kitchen/diner, downstairs WC, three double bedrooms and garage. The property is situated within close proximity to the local schools, shops, leisure centre and nearby playing fields. The property is sold with no ongoing chain. Ideal first time or investment purchase.

ENTRANCE

Via part frosted glazed PVCu front door with overhead canopy into the entrance hall finished with textured ceiling, centre pendant light, emulsioned walls, PVCu frosted double glazed door leading to the rear garden, radiator, skirting and wood effect laminate floor. Under stairs storage cupboard. Doors to kitchen, lounge and downstairs WC. Stairs leading to the first floor.

KITCHEN (12' 10" max x 11' 7" max) or (3.91m max x 3.54m max)

Textured and coved ceiling, centre strip light, smoke alarm, extractor fan, emulsioned walls with tiling to splash back areas, radiator, large PVCu double glazed window overlooking the front of the property, skirting and tile effect lino flooring. A range of wall and base units in a slab grey effect with black handles and complementary roll top work surface. Freestanding cooker. Space for washing machine, dishwasher and freestanding fridge/freezer. Inset stainless steel sink with chrome taps. Wall mounted Worcester gas combination boiler.

LOUNGE (14' 4" max x 11' 8" max) or (4.38m max x 3.55m max)

Textured ceiling, centre pendant light, part emulsioned/part textured walls with dado rail, radiator, large PVCu double glazed window overlooking the rear garden, chimney breast with tiled hearth and surround, wooden mantel and alcoves either side, skirting and wood effect laminate flooring.

DOWNSTAIRS W.C. (6' 0" max x 4' 3" max) or (1.82m max x 1.30m max)

Skimmed ceiling, centre spot lights, part emulsioned/part tiled walls, radiator, frosted PVCu double glazed window overlooking the rear of the property, skirting and marble effect tiled flooring. Two piece suite comprising WC and vanity sink unit with gold mixer tap and pull out drawers.

FIRST FLOOR LANDING

Via stairs with hand rail and fitted carpet. Textured ceiling with centre pendant light, smoke alarm, emulsioned walls, skirting and fitted carpet. Doors leading to three bedrooms and family bathroom.

BEDROOM 1 (16' 3" x 9' 1") or (4.95m x 2.76m)

Textured ceiling with centre spot light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, skirting and grey wood effect laminate flooring.

BEDROOM 2 (14' 5" x 11' 8") or (4.40m x 3.56m)

Skimmed ceiling, centre pendant light, access to loft, emulsioned walls, built in storage with shelving, radiator, PVCu double glazed window overlooking the side of the property and PVCu double glazed window overlooking the rear of the property and wood effect laminate flooring.

BEDROOM 3 (12' 11" x 11' 8") or (3.94m x 3.55m)

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



FAMILY BATHROOM (8' 5" max x 6' 1" max) or (2.57m max x 1.85m max)

Skimmed ceiling with centre spot light, wall mounted extractor fan, part emulsioned/ part white gloss subway tiled walls, wall mounted towel radiator in anthracite grey, frosted PVCu double glazed window overlooking the front of the property, skirting and black slate effect tiled flooring. Three piece suite comprising WC set within vanity, vanity sink unit with chrome mixer tap and slipper bath with overhead electric shower.

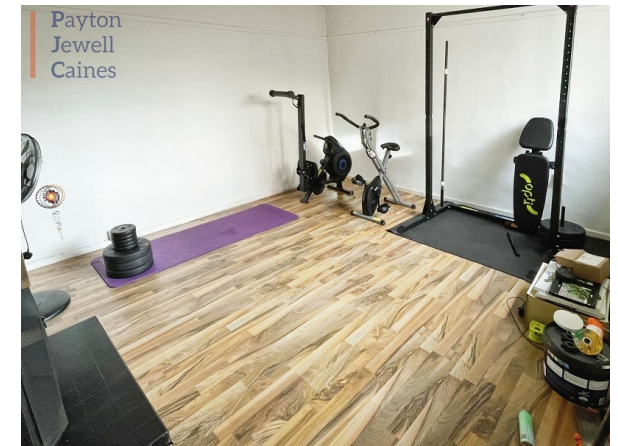
OUTSIDE

Small courtyard rear garden laid to paving with raised bed. Door leading to the rear of the garage.


The front of the property is enclosed via brick wall and wrought iron gates with small driveway leading to garage.

GARAGE

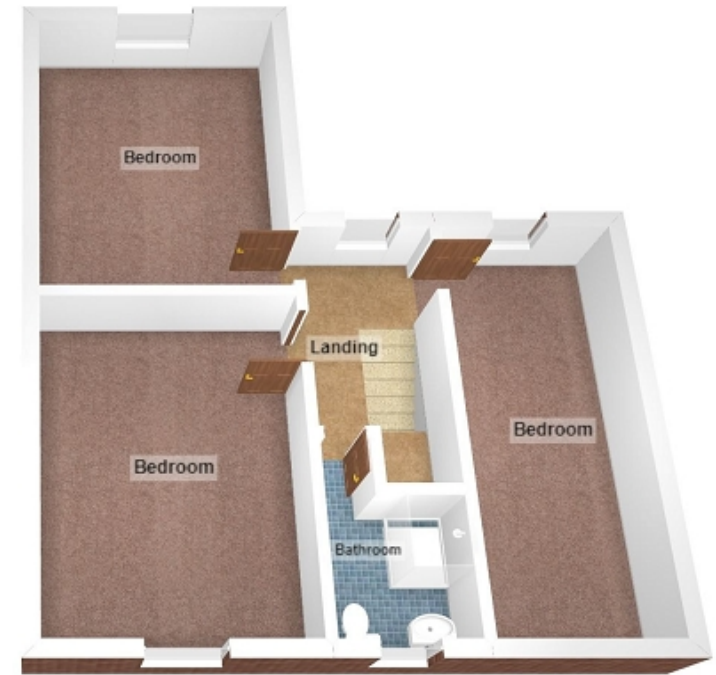
Up and over door. Power, lighting and cold water supply. Door to rear garden.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(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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