



Clos Pwll Clai, Tondu, Bridgend County.  
CF32 9BZ

£325,000



## Clos Pwll Clai, Tondy, Bridgend County. CF32 9BZ

A modern four bedroom DETACHED house situated on the popular Llanmoor development within Tondy, conveniently positioned for the M4 corridor, McArthur Glen Designer Outlet and within good road access of Bridgend town centre. The property benefits from an EN SUITE to the master bedroom, enclosed landscaped rear garden, off road parking and GARAGE.

£325,000 - Freehold

- Beautifully presented four bedroom detached house
- Two reception rooms
- Master bedroom with en suite
- Utility and downstairs cloakroom
- Recently landscaped rear garden and private driveway
- Council tax - E / EPC - C



## DESCRIPTION

We are pleased to offer for sale this immaculately presented four bedroom detached house accessed via a private driveway and located in a sought after development in Tondu, within easy access to J36 of the M4 as well as all the local retail facilities nearby. The property sits on a highly desirable plot with a beautiful outlook onto the greenery to the front aspect and is within walking distance of Parc Slip nature reserve. The property benefits from a good sized kitchen, two reception rooms, en suite to the master bedroom and downstairs cloakroom. There is a good size recently landscaped rear garden as well as a double drive to the front. Internal viewing comes highly recommended to fully appreciate this ideal family home.

## ENTRANCE

Via composite front door with frosted glass panels through to the entrance hall.

## ENTRANCE HALL

Skimmed, emulsioned and coved ceiling with ceiling light and smoke detector, skimmed and emulsioned walls, fitted carpet and radiator. Under stairs storage cupboard and staircase leading to the first floor landing.

## RECEPTION 1/LOUNGE (14' 8" x 10' 9") or (4.48m x 3.28m)

Skimmed, emulsioned and coved ceiling with ceiling light, skimmed and emulsioned walls, fitted carpet and radiator. PVCu double glazed French doors with coordinating side panel leading onto the rear patio.

## RECEPTION 2/DINING ROOM (11' 1" x 8' 7") or (3.37m x 2.61m)

Skimmed, emulsioned and coved ceiling with ceiling light, skimmed and emulsioned walls, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property.

## KITCHEN/DINER (12' 0" x 11' 5") or (3.67m x 3.48m)

Skimmed and emulsioned ceiling with inset spot lights, skimmed and emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property and composite door with glass panel leading out to the rear garden. The kitchen comprises a range of wall and base units in high gloss cream with coordinating work surfaces and tiling to splash back areas. One and half inset stainless steel sink with drainer and mixer tap, integrated four gas ring hob and oven with overhead extractor hood. Space and plumbing for automatic washing machine and dishwasher, space for fridge/freezer. Tiled flooring and doorway leading into the utility room.

## UTILITY ROOM (6' 7" x 4' 6") or (2.0m x 1.37m)

Skimmed and emulsioned ceiling with ceiling light and extractor fan, skimmed and emulsioned walls with tiling to splash back areas. Radiator and PVCu double glazed window overlooking the side of the property. Wall and base units in high gloss cream with coordinating work surface and inset stainless steel sink with drainer and mixer tap. Space and plumbing for automatic washing machine and a continuation of the tiled flooring.

## DOWNSTAIRS CLOAKROOM (4' 10" x 3' 6") or (1.47m x 1.06m)

Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls with tiling to the splash back areas and radiator. Tiled flooring and PVCu frosted double glazed window overlooking the front of the property. Two piece suite in white comprising low level w.c. and pedestal wash hand basin.



## LANDING

Via stairs with fitted carpet and wooden spindle balustrade. Skimmed and emulsioned ceiling with ceiling light, smoke detector, skimmed and emulsioned walls and fitted carpet. Storage cupboard housing a gas fired Worcester combination boiler.

## BEDROOM 1 (11' 8" x 9' 11") or (3.56m x 3.01m)

Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls, radiator and PVCu double glazed window overlooking the rear of the property. Fitted carpet and doorway leading into the en suite shower room.

## EN SUITE (5' 11" x 4' 9") or (1.80m x 1.46m)

Skimmed and emulsioned ceiling with ceiling light and extractor fan, skimmed and emulsioned walls, radiator, tiled flooring and PVCu frosted double glazed window overlooking the side of the property. Three piece suite in white comprising low level w.c. pedestal wash hand basin and walk in shower cubicle with overhead shower.

## BEDROOM 2 (11' 1" x 8' 10") or (3.38m x 2.70m)

Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls, radiator, fitted carpet, PVCu double glazed window to the front of the property with views to the adjacent woodland.

## BEDROOM 3 (10' 0" x 9' 6") or (3.05m x 2.90m)

Skimmed and emulsioned ceiling with ceiling light and access to the loft which is boarded for storage. Skimmed and emulsioned walls, radiator, fitted carpet and PVCu double glazed window to the front of the property with views to the adjacent woodland.

## BEDROOM 4 (8' 10" x 6' 1") or (2.70m x 1.86m)

Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property and fitted carpet.

## BATHROOM (6' 10" x 5' 5") or (2.08m x 1.65m)

Skimmed and emulsioned ceiling with ceiling light and extractor fan, part emulsioned / part tiled walls, PVCu frosted double glazed window overlooking the rear of the property, radiator and tiled flooring. Three piece suite in white comprising low level w.c. pedestal wash hand basin and panelled bath with overhead shower.

## OUTSIDE


Good size recently landscaped enclosed rear garden bound by panel fencing. Split over two gradual tiers with an area laid to patio ideal for garden furniture and entertaining and a further area laid to artificial turf. Access to the side of the property leading to a double driveway and single garage with power, lighting and up and over door.

Accessed via a private driveway, the front of the property is open plan with areas laid to lawn and planting.



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>		90
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

## Neath

Sales: 01639 874507  
[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)  
 Lettings: 01639 874507  
[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)