



Cwrt Yr Hen Ysgol, Tondu, Bridgend,  
Bridgend County. CF32 9GE

£249,950





## Cwrt Yr Hen Ysgol, Tondy, Bridgend, Bridgend County. CF32 9GE

Modern three bedroom DETACHED house with INTEGRAL GARAGE and comprising entrance hall, downstairs w.c. lounge, dining room, kitchen/breakfast room, three bedrooms, family bathroom, enclosed rear garden and off road parking. Viewing recommended.

£249,950 - Freehold

- Modern three bedroom detached house
- Originally constructed by Llanmoor Homes
- Open plan kitchen/breakfast room
- Good sized flat enclosed rear garden
- Integral garage with off road parking, EPC- C
- Gas fired combination boiler, Council tax - D



## DESCRIPTION

Introducing this modern three bedroom detached house situated within the Llanmoor development in Tondu which is conveniently positioned for the M4 corridor at J36, Sainsburys and McArthur Glen designer outlet. The site itself is also home to Lidl, Home Bargains, Dominos and Farm Foods. The property benefits from an enclosed rear garden, integral garage and off road parking. Viewing recommended.

## ENTRANCE

Via part frosted glazed front door into the entrance hall.

## ENTRANCE HALL

Emulsioned ceiling and walls, skirting, ceramic tiled flooring, wall mounted circuit breaker and doorway through to the downstairs w.c.

## DOWNSTAIRS W.C.

PVCu frosted glazed window to the front, ceiling mounted extractor, emulsioned ceiling and walls, radiator and a continuation of the ceramic tiled flooring. Two piece suite comprising a corner wash hand basin with chrome mixer tap with ceramic tiles to the splash back and a w.c.

## LOUNGE (15' 9" x 14' 11") or (4.80m x 4.55m)

PVCu double glazed window overlooking the front of the property and finished with emulsioned ceiling with central pendant light fitting, emulsioned walls, skirting and wood effect laminate flooring. Square archway through to the dining area.

## DINING AREA (8' 6" x 7' 1") or (2.60m x 2.15m)

Access to the rear garden via PVCu double glazed French doors and finished with emulsioned ceiling with central pendant light fitting, emulsioned walls, skirting and a continuation of the laminate flooring.

## OPEN PLAN KITCHEN/BREAKFAST ROOM (17' 9" x 7' 10") or (5.40m x 2.40m)

Overlooking the rear garden via PVCu double glazed window and a part glazed rear door. Two matching light fittings, emulsioned walls, skirting and tile effect vinyl flooring. The kitchen is arranged with low level and wall mounted units with brushed chrome handles and a complementary roll top work surface with ceramic tiles to the splash back. Inset sink with mixer tap and drainer, integrated electric oven with four gas ring hob and overhead extractor hood. Plumbing for washing machine or dishwasher, space for further under counter appliance. Breakfast bar and ample space for dining table and chairs. Courtesy door into the garage.

## INTEGRAL GARAGE

Skimmed ceiling with central fluorescent strip light, power and light. Traditional up and over door.

## LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage and PVCu double glazed window to the side. Fitted storage cupboard housing the wall mounted Worcester gas fired combination boiler.





## BATHROOM

PVCu frosted glazed window overlooking the rear, central light fitting, ceiling mounted extractor, radiator, emulsioned walls, skirting and tile effect vinyl flooring. Three piece suite in white comprising w.c. wash hand basin and bath with over bath plumbed shower and side privacy screen.

## BEDROOM 1 (11' 6" x 9' 0") or (3.50m x 2.75m)

Overlooking the front via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling and walls, skirting and fitted carpet. Double fitted wardrobe.

## BEDROOM 2 (9' 0" x 10' 2") or (2.75m x 3.10m)

Overlooking the rear via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling and walls, skirting and fitted carpet. Single fitted wardrobe.

## BEDROOM 3 (10' 6" x 6' 7") or (3.20m x 2.00m)

Overlooking the front via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling and walls, skirting and fitted carpet. Wall mounted shelf.

## OUTSIDE

The rear garden is enclosed via closed board fence, laid to lawn and patio with the perimeter laid to chipped slate. Side gated access to the front of the property.


Tarmacadam driveway to the front for off road parking and front garden laid to lawn with small shrubs and pathway leading to the front door.

## NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	75	
(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		
<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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