



GREENBANK

Green Bank Broad View, Tondu, Bridgend
County. CF32 9DF

£575,000



Green Bank Broad View, Tondy, Bridgend County. CF32 9DF

MUST BE VIEWED!! Immaculately presented five bedroom detached home comprising, entrance hall, TWO RECEPTION ROOMS, open plan KITCHEN/DINER, en suite to the master bedroom, four further good size bedrooms, garage, enclosed landscaped rear garden and ample off road parking.

£575,000

- Impressive five bedroom detached house
- Enclosed and private large rear garden with stunning views
- Large integrated garage and ample off road parking
- Modern open plan kitchen/diner and utility
- Sun room with vaulted ceiling
- EPC - C / Council tax - G



DESCRIPTION

Introducing this beautifully presented five bedroom detached property set within a plot of approximately one third of an acre and provides excellent living accommodation with a generous family kitchen/diner, two further reception rooms, family bathroom, en suite to the master bedroom, enclosed and private, flat rear garden, garage and ample off road parking.

The property is situated within the area of Tondu, to the west of Bridgend and is within walking distance of a local rail station giving direct access to the Bridgend mainline station. The M4 is accessed via Junction 36 which is less than a 5 minute drive. Tondu has a local retail area with Lidl, Home Bargains, Domino's and Farm Foods as well as easy access to a 300 acre nature reserve which is ideal for cyclists, nature enthusiasts and dog walkers.

Internal viewing is highly recommended to fully appreciate all this property has to offer.

ENTRANCE

Via part glazed and frosted PVCu front door leading into the entrance hall.

ENTRANCE HALL (13' 9" x 10' 11") or (4.18m x 3.32m)

Stairs leading to the first floor, emulsioned ceiling with two pendant lights, smoke alarm, decorative coving, emulsioned walls, skirting and parquet flooring. PVCu double glazed window overlooking the front of the property, radiator and two wall mounted lights. Doors leading through to the lounge, kitchen, second reception room/study and downstairs w.c.

LOUNGE (29' 8" max x 12' 6" max) or (9.03m max x 3.82m max)

Overlooking the front and the rear with two sets of pendant lights and decorative coving, emulsioned walls, skirting and laminate flooring in wood effect. Three designer radiators, large PVCu double glazed bay window overlooking the front of the property and PVCu double glazed bay window to the side of the property with built in storage and French doors leading to the rear garden. Two wall mounted lights, feature chimney breast with built in log burner and recessed log store.

RECEPTION 2/STUDY (11' 10" x 11' 4") or (3.60m x 3.46m)

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

INNER HALLWAY

Emulsioned and coved ceiling with centre pendant light, emulsioned walls, skirting, a continuation of the parquet flooring, built in storage with shelving and coat rack. Door leading into the downstairs w.c.

DOWNSTAIRS W.C. (5' 4" x 5' 2") or (1.62m x 1.57m)

Emulsioned ceiling with centre light, half emulsioned / half tiled walls, vinyl flooring in stone effect and radiator. Two piece suite comprising w.c. and wash hand basin with mixer tap set within vanity unit.



OPEN PLAN KITCHEN/DINER (22' 8" max x 12' 0" max) or (6.91m max x 3.65m max)

A beautiful and impressive open plan kitchen / dining / living space overlooking the large rear lawned garden.

The dining area is finished with emulsioned ceiling with inset spot lights and strip lights, smoke alarm, radiator, emulsioned walls, skirting and tiled flooring with under floor heating. Large breakfast bar style dining table fitted with under counter wine cooler. Opening into the sun room.

The kitchen area is finished with emulsioned ceiling with inset spot lights, emulsioned walls, skirting, a continuation of the tiled flooring with under floor heating. A range of base and wall units with complementary square black American walnut work tops with matching up stands. Integrated microwave oven, dishwasher, fridge/freezer, electric oven, induction hob with electric extractor hood and one and half inset sink with mixer tap and instant hot water. Large PVCu double glazed window overlooking the rear garden and wall mounted extractor fan.

SUN ROOM (12' 9" x 12' 9") or (3.88m x 3.89m)

Vaulted ceiling with four velux skylights, emulsioned ceiling with inset spot lights, emulsioned walls with two wall mounted lights, radiator, skirting and a continuation of the tiled flooring with under floor heating. Four PVCu double glazed windows to the side of the property and large PVCu French doors with apex windows leading to the rear garden providing an abundance of natural light.

UTILITY ROOM (12' 0" x 9' 1") or (3.65m x 2.77m)

Stable door leading to the rear garden and fire door leading to the garage. Emulsioned and coved ceiling with centre light, emulsioned walls, skirting and a continuation of the tiled flooring. Built in storage with sliding mirrored doors, work top, plumbing for washing machine and tumble dryer, radiator and PVCu double glazed window overlooking the rear of the property.

GARAGE (17' 9" x 12' 0") or (5.42m x 3.67m)

Accessed from the utility room with power and lighting and up and over electric door to the front. Two PVCu frosted double glazed windows to the side, wall mounted gas boiler, emulsioned ceiling and walls, poured concrete flooring. Could be converted to a home office or gym (subject to appropriate planning consent).

LANDING

Large gallery landing with an open staircase finished with emulsioned and coved ceiling with loft accessed via a pull down ladder which is boarded, centre light over the stairs, emulsioned walls, skirting and parquet flooring. Radiator and PVCu double glazed window overlooking the front of the property.

MASTER BEDROOM (15' 11" max x 12' 7" max) or (4.86m max x 3.83m max)

Emulsioned and coved ceiling with centre pendant light, emulsioned walls, skirting, fitted carpet, radiator, PVCu double glazed window overlooking the side of the property and PVCu double glazed window to the rear of the property with lovely views.



EN SUITE (9' 1" x 6' 2") or (2.76m x 1.88m)

Emulsioned ceiling with centre light, extractor fan, floor to ceiling tiled walls in grey marble effect, tiled flooring, heated towel rail radiator and PVCu frosted double glazed window overlooking the side of the property. Three piece suite comprising low level w.c. large walk in shower with square overhead chrome mixer, vanity sink unit with chrome mixer tap, extra storage and light up electric mirror.

FAMILY BATHROOM (11' 9" x 7' 1") or (3.57m x 2.17m)

Emulsioned ceiling with inset spot lights, extractor fan, feature wall tiled floor to ceiling with inset shelving, plastered and emulsioned walls, tiled flooring, skirting, towel rail radiator and PVCu frosted double glazed window overlooking the front of the property. Three piece suite comprising double ended bath with wall mounted taps, low level w.c. shower with glass surround and square overhead shower, his and hers wash hand basins with mixer tap and work top.

BEDROOM 3 (12' 0" x 10' 11") or (3.67m x 3.32m)

Emulsioned and coved ceiling with centre pendant light, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property with lovely views.

BEDROOM 4 (12' 0" x 11' 4") or (3.67m x 3.45m)

Emulsioned and coved ceiling with centre pendant light, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property with lovely views.

BEDROOM 5 (11' 4" x 10' 5") or (3.45m x 3.17m)

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

INNER LANDING

Pendant light, radiator, emulsioned walls, skirting, and a continuation of the parquet flooring. Doorway leading to bedroom two.

BEDROOM 2 (16' 3" max x 12' 0" max) or (4.95m max x 3.66m max)

Emulsioned ceiling with centre pendant light, loft access, emulsioned walls, skirting and velux window. Eaves storage to both sides, fitted carpet and two radiators. Doorway leading to an airing cupboard housing two hot water tanks and shelving.

OUTSIDE

Private and enclosed rear garden laid to lawn with shrubs and trees and beautiful views over the surrounding hillside. The patio is laid to Indian sandstone slabs which wraps around the entire property. Good sized patio ideal for garden furniture and BBQ area.

Large frontage with double gates leading to the gravelled driveway providing ample off road parking and access to the garage via an electric up and over door. Enclosed with by wood and feather edge fencing.


NOTE

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



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		82
(69-80) C	74	
(55-68) D		
(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.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk