

Payton  
Jewell  
Caines



Ffordd Antwn, Tondu, Bridgend County.  
CF32 9GD

£274,950

 PAYTON  
JEWELL  
CAINES



## Ffordd Antwn, Tondy, Bridgend County. CF32 9GD

Modern three bedroom DETACHED house comprising entrance hall, downstairs w.c. lounge, dining room, kitchen/breakfast room, utility, bedroom one with EN SUITE, two further bedrooms, family bathroom, good sized enclosed rear garden, SINGLE GARAGE and OFF ROAD PARKING. Sought after development. MUST BE VIEWED!

£274,950 - Freehold

- Modern three bedroom detached house
- Single garage with driveway parking
- En suite to bedroom one / downstairs w.c. / utility
- Gas fired combination boiler
- Good size enclosed rear garden
- Sought after modern development
- EPC - C / Council tax - D



## DESCRIPTION

Modern three bedroom DETACHED house comprising entrance hall, downstairs w.c. lounge, dining room, kitchen/breakfast room, utility, bedroom one with EN SUITE, two further bedrooms, family bathroom, good sized enclosed rear garden, SINGLE GARAGE and OFF ROAD PARKING. Sought after development. MUST BE VIEWED!

The property is 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.

### Key Features

FREEHOLD

Positioned on a shared driveway

South east facing garden

Ideal location for Tondu train station and M4 motorway

## ENTRANCE

Via part frosted glazed front door into the entrance hall.

## ENTRANCE HALL

Emulsioned and coved ceiling, emulsioned walls, skirting, fitted carpet and wall mounted fuse box. Stairs leading to the first floor and doors leading to the lounge and downstairs w.c.

## DOWNSTAIRS W.C.

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

## LOUNGE (13' 0" x 11' 2") or (3.95m x 3.40m)

Overlooking the front via PVCu double glazed window and finished with emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet. Square archway through to the dining area.

## DINING ROOM (9' 4" x 8' 10") or (2.85m x 2.70m)

Overlooking the rear garden via PVCu double glazed French doors and finished with emulsioned ceiling and walls, skirting and fitted carpet. Through to the kitchen/breakfast room.

## KITCHEN/BREAKFAST ROOM (12' 4" x 9' 2") or (3.75m x 2.80m)

Overlooking the rear garden via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and vinyl flooring. Under stairs storage cupboard. The kitchen is arranged with low level and wall mounted units in walnut high gloss with chrome handles and complementary roll top work surface with ceramic tiles to the splash backs. One and half basin sink with mixer tap and drainer, integrated electric oven with four gas ring hob and overhead extractor hood. Plumbing for automatic washing machine and space for under counter fridge. Doorway through to the utility.





## UTILITY

Part glazed door leading out to the rear garden with a fitted roller blind and finished with emulsioned ceiling with ceiling mounted extractor, emulsioned walls, skirting and vinyl flooring. Wall mounted Worcester gas fired combination boiler. Inset sink with mixer tap and drainer, complementary roll top work surface with ceramic tiles to the splash back. Under counter kitchen units in walnut high gloss with chrome handles and plumbing for washing machine. Space for tumble and under counter freezer. Courtesy door into the integral single garage.

## SINGLE GARAGE (17' 1" x 9' 4") or (5.20m x 2.85m)

Plastered ceiling with central fluorescent strip light, power, light and traditional up and over door.

## LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage. Emulsioned ceiling and walls, skirting, fitted carpet and PVCu double glazed window to the side of the property. Fitted storage cupboard with shelving.

## FAMILY BATHROOM

PVCu frosted glazed window to the rear with a fitted roller blind, emulsioned ceiling with ceiling mounted extractor, emulsioned walls, skirting, radiator and vinyl flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and bath with chrome mixer tap, shower attachment and shaver point.

## BEDROOM 1 (11' 2" x 11' 2") or (3.40m x 3.40m)

Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet. Doorway through to the en suite shower room.

## EN-SUITE SHOWER ROOM

Emulsioned ceiling with ceiling mounted extractor, emulsioned walls, skirting, radiator and vinyl flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and separate shower cubicle with wall mounted electric shower, fully glazed door and full height ceramic tiles.

## BEDROOM 2 (11' 2" x 8' 8") or (3.40m x 2.65m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet.

## BEDROOM 3 (7' 10" x 6' 7") or (2.40m x 2.00m)

Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet.

## OUTSIDE

Enclosed rear garden laid to patio and lawn with rear elevated decking area. Timber storage shed, two areas of chipped stone and side gated access to the front of the property.

Enclosed front garden laid to lawn with pathway leading to the front door and tarmac driveway suitable for off road parking for two vehicles.




## NOTE

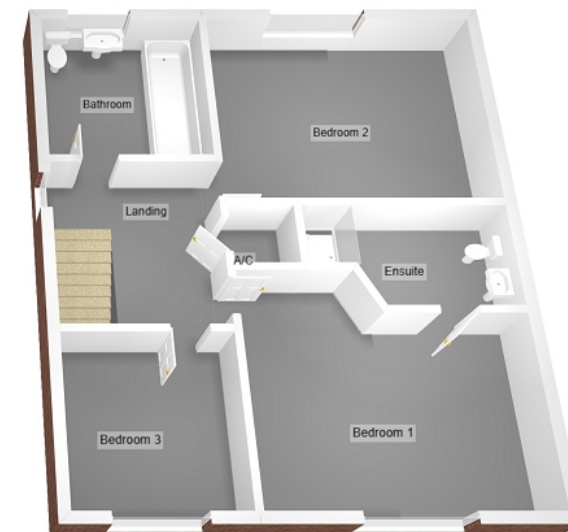
We have been advised that the property is freehold, however title deeds have not been inspected.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	78	
(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.



[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)