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6 Andrews Close

Tondu,

Bridgend,

CF32 9EQ

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Asking price **£475,000**

This immaculate four double bedroom self-build detached property with three bathrooms, three reception rooms, ample off-road parking, garage, landscaped rear garden, situated in a quiet cul-de-sac and is located on the popular development of Andrews Close in Tondur with close proximity to junction 36 of the M4, local transport links, shops and amenities.

Immaculate four double bedroom detached

Popular residential development

Cul-de-sac location

Impressive kitchen/family room with separate utility room

Three bathrooms

Ideal family home

Integral garage & driveway parking for multiple vehicles

Landscaped rear garden

Close proximity to junction 36 of the M4

Viewings highly recommended





Within close proximity to junction 36 of the M4 and local transport links, shops and amenities is this extremely well-presented four bedroom detached family home with garage and ample off-road parking

The property is entered via a UPVC double glazed door into a generous hallway with staircase rising to the first floor landing, laid to solid wood flooring which flows through the entrance and continues throughout all rooms to the ground floor. Subsequently, all these rooms benefit from underfloor heating. There are doorways to the lounge, cloakroom, study, integral garage and the impressive kitchen/family room which spans the whole width of the property. The lounge is a good size room with a striking bay window and feature fireplace. The study to the side is an ideal home office or additionally could be used as a separate playroom. The cloakroom has been fitted with a two-piece suite comprising; a low level WC and wash hand basin. A door gives access to the integral garage which benefits from power, light and an electric door. To the rear of the property lies the fitted kitchen/family room with windows overlooking the garden and bi-fold doors opening to a patio. The kitchen has been fitted with a range of base and eyelevel units with separate island counter all finished off with complementary granite work surfaces. There is an abundance of storage, along with a high-level double oven, microwave, integral fridge/freezer, dishwasher and wine cooler. The centre of the room allows space for a family sized dining table before reaching the 'snug' area with a rustic brick fireplace, hearth and log burning fire. There is an additional utility room allowing space and plumbing for various appliances, a deep storage cupboard and a separate door to the side which allows access to the garden.

To the first floor landing there a generous landing with loft inspection point with dropdown ladder and doorways to all four double bedrooms, family bathroom and an ample sized storage cupboard.

The attic is fully boarded and benefits from power, light, and the potential to create another two rooms (subject to the necessary planning and building consents). The master bedroom is an impressive size room, benefits from fitted wardrobes and doorway to the ensuite. The ensuite has been fitted with a three-piece suite comprising; WC, double sink vanity unit and a walk in shower. Bedrooms two and three have the advantage of a Jack n Jill ensuite shower room. Bedroom two is positioned to the front of the house whilst bedroom three lies to the rear of the property with views of the garden and the river behind. The ensuite shower room consists of WC, vanity unit with wash hand basin and a shower cubicle with a thermostatic shower. Bedroom four is another good size double room with a window to the rear. Last but not least is the beautiful four-piece family bathroom. The bathroom consists of a deep double sided bathtub, separate shower, pedestal wash hand basin and WC.

To the front of the property is a double width brick driveway allowing off-road parking for multiple vehicles and leads to the property entrance with an integral garage with power and electric door. To the rear of the property is a beautifully landscaped garden with a decking, AstroTurf, patio and covered hot tub area. The current vendors have also constructed a wooden cabin which is currently being used as a home office. The cabin is equipped with power, light, and an additional room behind which acts as a garden room/summer house. To the rear of the garden flows to the Ogmore River with a stretch of woodland. The privacy of the garden mixed with the gentle rush of water gives the ideal place to relax.

Viewings on the property are highly recommended to appreciate the space and offer in hand.





Directions

From junction 36 of the M4, travel North along the dual carriageway signposted Maesteg. Proceed through three sets of traffic lights and at the roundabout take the third exit. Proceed along this road turning right at the next set of traffic lights. Continue along Bryn Road, passing Tondy Cricket Club take the next left onto Andrews Close, take the first left and the property will be found on your left hand side.

Tenure

Freehold

Services

All mains
Council Tax Band G
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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5/126, 1:58 PM Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)																																		
Address: Close Tondy BRIDGEND CF31 1LH	Energy rating: C	Valid until: 29 July 2032																																
		Certificate number: 2554-2018-2203-3072-8200																																
Property type: Detached house	Total floor area: 209 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/somebody-lets-a-property-minimum-energy-efficiency-standards-landlords-guidance																																		
Energy rating and score																																		
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency .		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>73.5</td> <td>84.5</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	73.5	84.5	55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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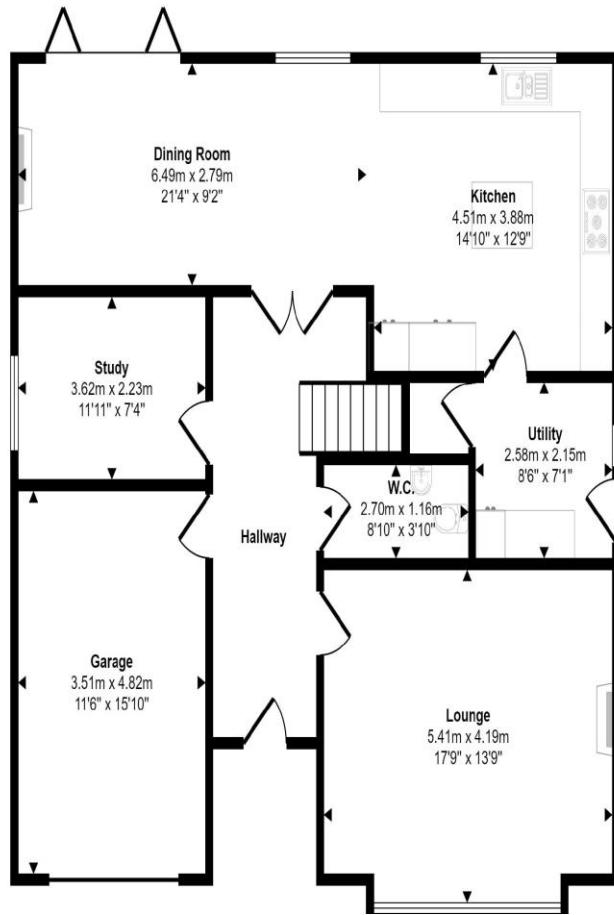
<https://find-energy-certificates.service.gov.uk/energy-certificates/2554-2018-2203-3072-8200/house>

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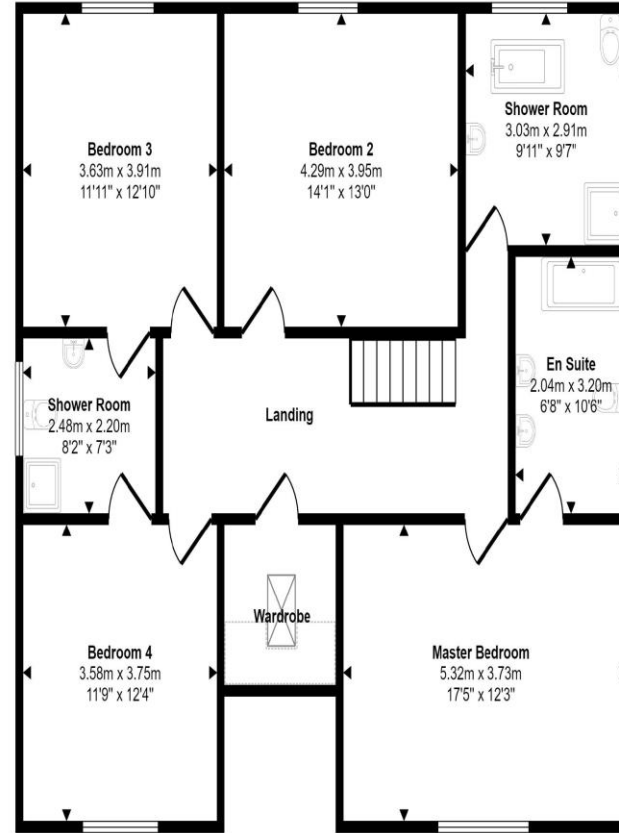
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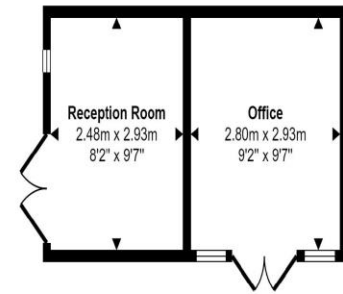
Approx Gross Internal Area
237 sq m / 2549 sq ft




Ground Floor
Approx 111 sq m / 1191 sq ft



First Floor
Approx 110 sq m / 1186 sq ft



Office/Reception Room
Approx 16 sq m / 171 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

