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21 Ffordd Antwn
Tondy, Bridgend, CF32 9GD

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Asking price **£274,950**

Herbert R Thomas are pleased to present this well-maintained, three-bedroom detached family home, located in a sought-after modern development in Tondy. With driveway parking, an integral garage, utility room, en suite to the main bedroom, and a generous enclosed rear garden. With Ideal commuter access via junction 36 of the M4.

Three Bedrooms – Principal with En Suite

Spacious Lounge & Separate Dining Room

Modern Kitchen/Breakfast Room & Utility Room

Ground Floor Cloakroom & Family Bathroom

Good-Sized Enclosed Rear Garden with Decking

Driveway Parking & Integral Single Garage

Gas-Fired Combination Boiler with uPVC Double Glazing

South-East Facing Rear Garden

Excellent Access to M4 at J36 & Tondy Railway Station

EPC: C | Council Tax Band: D | Freehold





Situated on a cul de sac within the popular Llanmoor development of Tondy, this attractive detached home is ideally located for access to Tondy train station, the M4 motorway at J36, and local retail amenities.

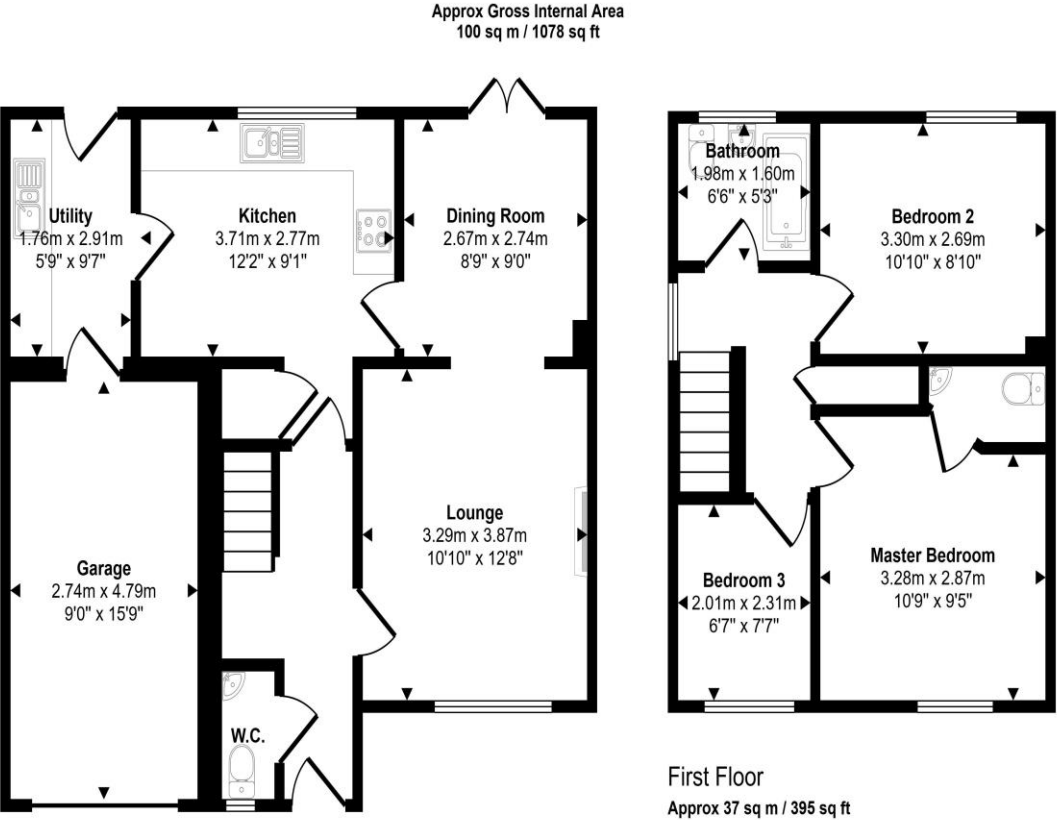
The property is entered via a part-glazed uPVC front door into a welcoming hallway, complete with fitted carpet, coved ceiling, and staircase to the first floor. A convenient ground floor cloakroom is positioned off the hallway and fitted with a two-piece suite. The

lounge overlooks the front garden and flows into a dedicated dining room via a wide square arch. French doors open from the dining area into the rear garden, creating a bright and sociable layout ideal for modern living. The kitchen/breakfast room sits at the rear of the property and features walnut-effect gloss base and eye level units with complementary worktops, a stainless-steel sink, integrated oven and hob with extractor, and space for a freestanding fridge. A generous under-stairs storage cupboard is

also accessed here. Adjacent is a separate utility room with additional units, inset sink, plumbing for appliances, and access to the garden and integral garage.

Upstairs, the landing provides access to the loft, airing cupboard, all three bedrooms and bathroom. The principal bedroom enjoys a front aspect and benefits from its own en suite shower room, while bedrooms two and three overlook the rear and front respectively. The family bathroom is fitted with a white three-piece suite including bath with shower attachment and mixer tap.

Externally, the rear garden is fully enclosed and laid to lawn and patio, with an elevated decking area ideal for entertaining. A timber shed, two chipped-stone areas, and side access complete the outside space. To the front, a tarmac driveway provides off-road parking and leads to the single integral garage.



Ground Floor
Approx 63 sq m / 683 sq ft

First Floor
Approx 37 sq m / 395 sq ft

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.





Tenure

Freehold

Services

All mains services
Council Tax Band D
EPC Rating C

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

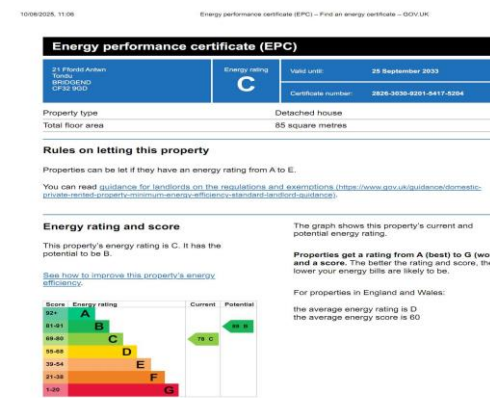
If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.



Directions

From our office at CF31 1LH on Derwen Road, head north towards Wyndham Street for approximately 0.1 miles. Turn left onto Boulevard De Villenave D'Ornon (A4061) and continue for 0.2 miles. At the roundabout, take the 2nd exit onto Tondur Road (A4063) and follow it for about 1.4 miles. At the next roundabout, take the 2nd exit onto Bridgend Road (A4063) and continue for another 1.4 miles. Head under the bridge then,

Viewing strictly by appointment through Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

