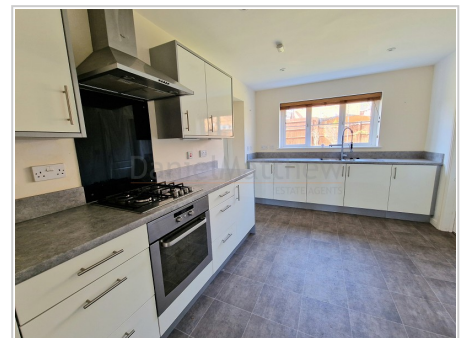


3 Ffordd Antwn
Tondu
Bridgend County
CF32 9GD

£349,950



- Four Double Bedroom Family Home
- Detached, Well Positioned
- Two Reception Rooms
- Utility Room
- Ensuite To Master Bedroom
- Open Plan Front And Large Rear Garden
- Garage With Driveway
- Close To M4 And Local Amenities
- No Ongoing Chain

Ref: PRA10561

Viewing Instructions: Strictly By Appointment Only

General Description

GREAT FAMILY HOME IN A LOVELY LOCATION Daniel Matthew are pleased to offer this well positioned four bedroom family home situated on the Llanmoor site in Tondu. Comprising hallway, cloakroom, kitchen with utility room, lounge opening to dining room. To the first floor four double bedrooms with ensuite to Master and family bathroom. Further benefits off road parking, garden to front and rear, integral garage. Offered with NO ONWARD CHAIN. Close to junction 36 of the M4. Call our team to arrange an appointment 01656 750764.

Accommodation

Entrance

Enter via composite door to hallway, comprising plain ceiling, plain walls, vinyl flooring, doors leading to ground floor rooms, stairs to first floor.



Cloakroom/w.c

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls with tiled splash back, vinyl flooring, low level WC, wash hand basin.



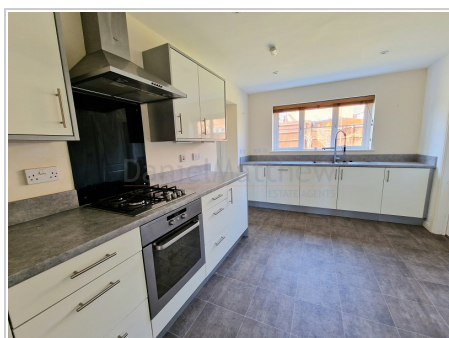
Lounge (16' 09" x 10' 06") or (5.11m x 3.20m)

UPVC double glazed window to front aspect, plain ceiling, plain walls with feature wall, electric fire with surround, carpet flooring, radiator, arch to dining room.



Dining Room (10' 06" x 9' 04") or (3.20m x 2.84m)

UPVC double glazed French doors leading to rear garden, plain ceiling, plain walls, laminate flooring, radiator, door to kitchen.



Kitchen (14' 08" x 9' 02") or (4.47m x 2.79m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls. Matching wall and base units, integrated hob and oven with extractor over, dishwasher, stainless steel sink/drainer, space for fridge/freezer, storage cupboard, door to utility room.

Utility Room

Door leading to rear garden, UPVC double glazed window to rear aspect, plain ceiling, plain walls, vinyl flooring, wall and base units, plumbing for washing machine, stainless steel sink/drainage, radiator.

Landing

Plain ceiling, access to loft, plain ceiling, carpet flooring, doors leading to all first floor rooms.



Master Bedroom (14' 09" x 10' 08") or (4.50m x 3.25m)

UPVC double glazed window to front aspect, plain ceiling, plain walls with feature wall, carpet flooring, radiator, door to ensuite, fitted wardrobe.



En Suite

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls with tiled splashback, low level WC, wash hand basin, heated towel rail, storage cupboard.



Bedroom Two (11' 0" x 7' 08") or (3.35m x 2.34m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls with feature wall, carpet flooring, radiator.



Bedroom Three (12' 03" x 7' 07") or (3.73m x 2.31m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, carpet flooring, radiator.



Bedroom Four (8' 0" x 11' 04") or (2.44m x 3.45m)

Dual aspect to front and rear UPVC double glazed windows, plain ceiling, plain walls with feature wall, carpet flooring, radiator.



Bathroom

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls with tiled splashback, low level WC, panelled bath with shower over, wash hand basin, heated towel rail.

Garage

Up and over door, power and lighting.



Garden

Front - Open plan off on a private drive and laid to lawn with pleasant outlook, flower beds, side access. Driveway leading to garage.

Rear - A spacious rear garden laid to lawn, mature shrubs and hedges, fenced boundaries. Access via a gate to front.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C79

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.