

Plot 79 Llanmoor Site  
Tondy  
Bridgend County  
CF32 9HZ

£327,995



- The Ferndale Spacious kitchen/dining area with french doors to rear garden
- 2 storage cupboards to ground floor
- Family bathroom
- Energy efficient heating systems
- Downstairs cloakroom
- En suite to Master Bedroom
- Detached garage
- March Deals Available
- NHBC ten year warranty

**Ref: PRA10869**

Viewing Instructions: Strictly By Appointment Only

## General Description

Welcome to Ferndale by Llanmoor Homes, where modern living meets elegance in a tranquil setting. This beautifully designed home features spacious open-plan layouts, seamlessly connecting the kitchen, dining, and living areas. The stylish interiors are accentuated by light-filled rooms, contemporary finishes, and premium fixtures. The well-appointed kitchen is perfect for culinary enthusiasts, equipped with high-quality appliances and generous storage. You'll find multiple comfortable bedrooms, including a luxurious master suite with an en-suite bathroom for added privacy. Step outside to enjoy a private garden, ideal for entertaining or relaxation, while the prime location offers convenience with nearby amenities, schools, and parks.

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## Accommodation

### Entrance

Enter via door to hallway, plain ceiling, plain walls, storage cupboard, stairs to first floor, doors leading to ground floor rooms.

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### Cloakroom/w.c

UPVC double glazed window to front aspect, plain ceiling, plain walls, low level WC, wash hand basin.

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### Lounge

UPVC double glazed window to front aspect, plain ceiling, plain walls, radiator.

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### Kitchen/ Diner

UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to rear garden. Matching wall and base units with complimentary work surface, space and plumbing for appliances, storage cupboard.

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### Landing

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### Master Bedroom

UPVC double glazed window to front aspect, plain ceiling, plain walls, radiator,door to ensuite.

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### En Suite

UPVC double glazed obscured window to front aspect, low level WC, wash hand basin, shower cubicle, storage cupboard.

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### Bedroom Two

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

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### Bedroom Three

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

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## Bathroom

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls, low level WC, wash hand basin, panelled bath.

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## Garage

Up and over door.

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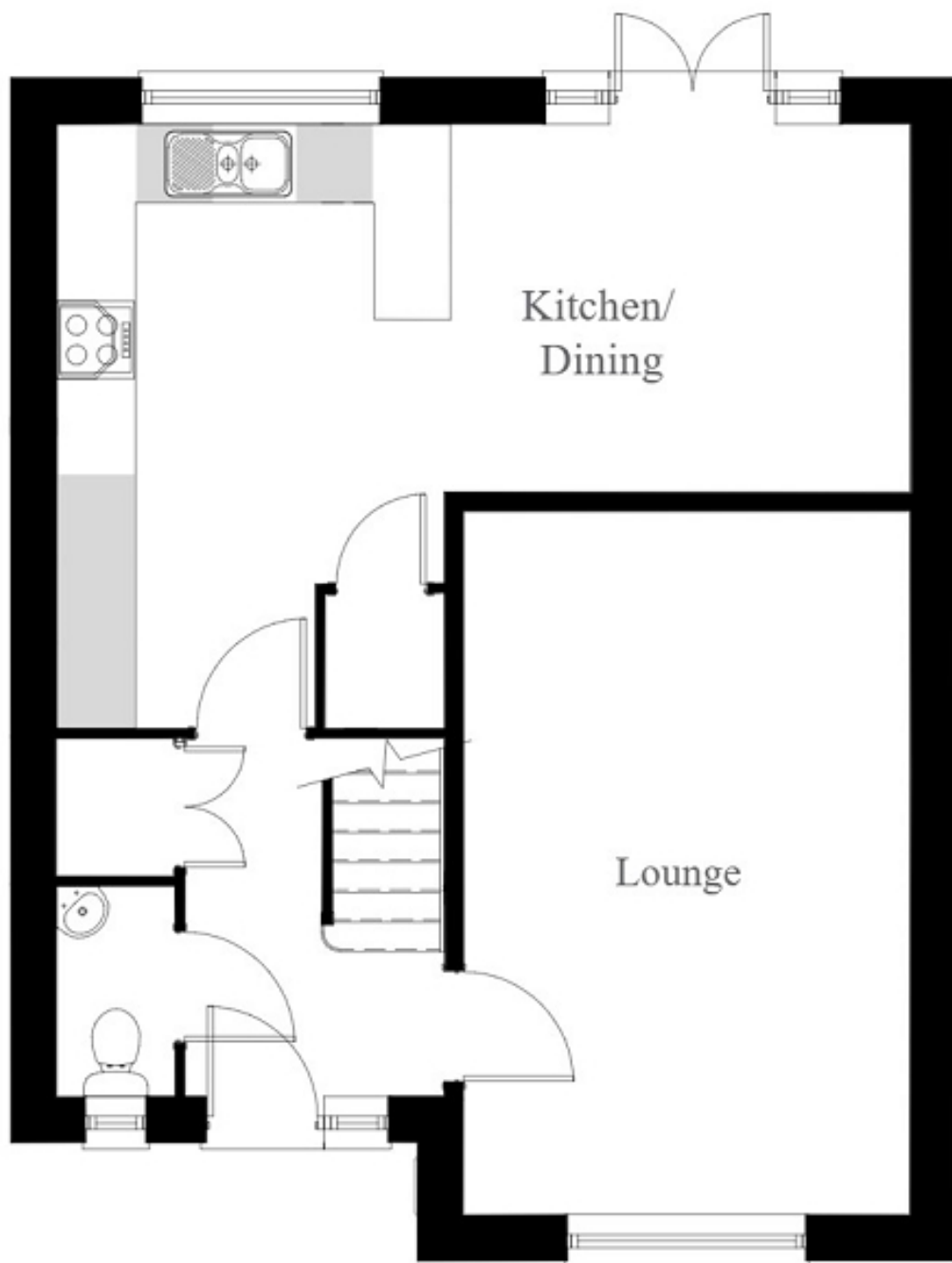
## Services

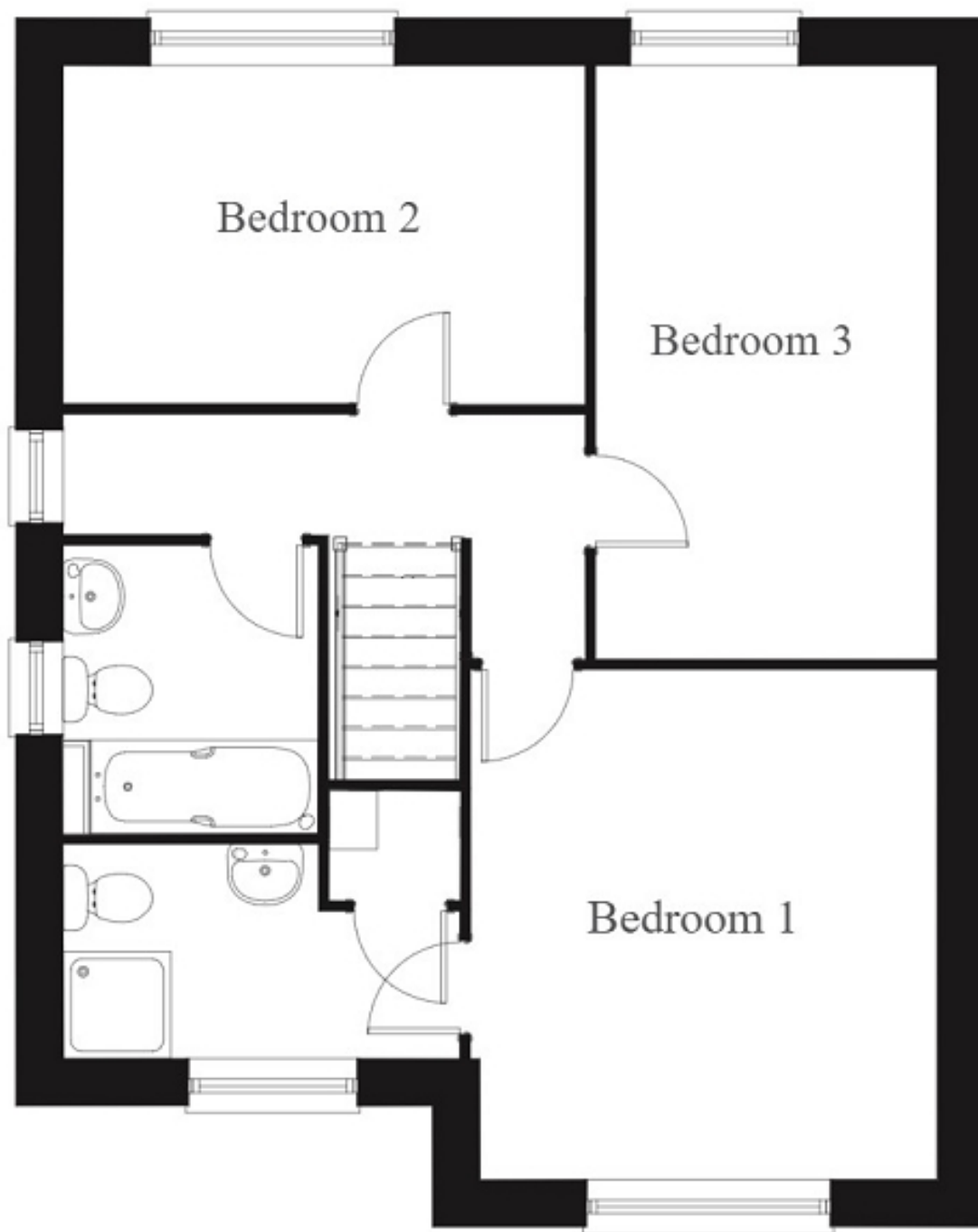
Mains electricity, mains water, mains gas, mains drainage

## Tenure

We are informed that the tenure is Freehold

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*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.*