

4 Rhodfa Parc Slip  
Tondu  
Bridgend  
CF32 9GJ

£279,950



- Three Bedroom Extended Semi Detached
- Downstairs cloakroom
- Off Road Parking
- Well Maintained Rear Garden
- Immaculately Presented
- Ensuite To Master Bedroom
- Good Transport Links
- Close To Local Amenities
- EV Charger Facility

Ref: 18036983

Viewing Instructions:



## General Description

\* EXTENDED \* Daniel Matthew are pleased to offer for sale this well presented three bedroom semi-detached property. Comprising hallway, cloakroom, kitchen/diner)family room. To the first floor three bedrooms with ensuite to Master and family bathroom. Further benefits off road parking, well maintained garden to rear. Situated on the Llanmoor site in Tondur this property offers good transport links and close to amenities. Call our team to arrange a viewing 01656 750764.

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## Accommodation

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### Hallway

Composite front door, plain ceilings, plain walls, LVT flooring and radiator stairs to first floor door to cloakroom

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### Cloakroom/w.c

UPVC obscured window to front aspect, plain ceiling, plain walls, LVT flooring and radiator

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### Lounge (14' 02" Max x 9' 06" Max) or (4.32m Max x 2.90m Max)

UPVC window to front, plain ceilings, plain walls, LVT flooring and radiator.

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### Kitchen/Diner/Family Room (16' 03" Max x 19' 04" Max) or (4.95m Max x 5.89m Max)

Extension built in 2022, skylight windows, UPVC 4 leaf bi fold doors to rear garden, plain ceilings, plain walls, LVT flooring and column radiator all integrated appliances including microwave, fridge freezer, dishwasher, built in oven, washer/dryer, hot water tap, 5 ring induction hob with extractor fan kitchen fitted by WREN.

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### Landing

UPVC window to side aspect, plain ceilings, plain walls, carpeted flooring, access to attic part boarded built in cupboard doors leading to

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**Master Bedroom (9' 08" Max x 10' 07" Max) or (2.95m Max x 3.23m Max)**

UPVC window to front aspect, plain ceilings, plain walls, carpeted flooring with radiator door leading to En-suite.

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**En Suite**

Plain ceiling, plain walls, Vinyl flooring, low level w.c with wash basin, tiled splash back and radiator.

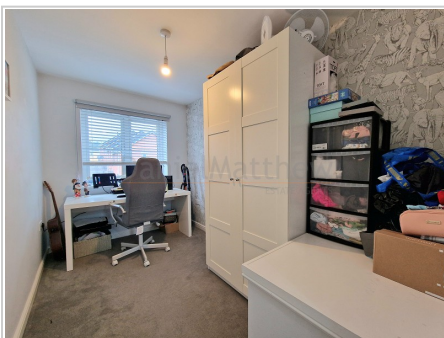
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**Bedroom Two (9' 08" Max x 8' 08" Max) or (2.95m Max x 2.64m Max)**

UPVC window to front aspect, plain ceilings, plain walls carpeted flooring and radiator.

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**Bedroom Three (10' 07" Max x 6' 03" Max) or (3.23m Max x 1.91m Max)**

UPVC window to front aspect, plain ceilings, plain walls, carpeted flooring, and radiator.

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**Bathroom**

UPVC obscured window to rear aspect, plain ceilings, plain walls with part tiled splash back. Vinyl flooring and radiator. 3 piece suite comprising of bath, low level w.c and hand basin.

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## Garden

Rear garden was renovated in 2022 is bounded by fence panels, artificial grass laid to lawn, patio with pergola, separate decking area.

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Front garden laid to lawn, with patio slabs leading to front of the property. E.V charger installed 2021 to regulations.

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## Services

Mains electricity, mains gas, mains drainage, mains water

EPC Rating: B83

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band D

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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.*