



Ger Y Coed Derllwyn Road, Tondy,  
Bridgend, Bridgend County. CF32 9HD

£375,000

**PJC** PAYTON  
JEWELL  
CAINES



## Ger Y Coed Derllwyn Road, Tondy, Bridgend, Bridgend County. CF32 9HD

4 bedroom self build with fabulous garden to the rear comprising entrance hallway, wc, integral double garage, L-shaped lounge diner, kitchen, utility, bedroom one with en-suite shower room, 3 further bedrooms and family bathroom. Sold with no ongoing chain. Completion available in September 2021

**£375,000 - Freehold**

- SELF BUILD 4 BEDROOM DETACHED HOUSE
- FABULOUS LANDSCAPED REAR GARDEN
- Integral double garage plus driveway parking
- WC / utility room. EPC - D
- Viewing is highly recommended
- No onward chain. Completion available Sept 2021





## DESCRIPTION

Introducing this immaculate self build 4 bedroom detached home with a generous landscaped rear garden and double garage.

This property is located within Tondur and offers good access to the M4 motorway at junction 36 as well as its own local train station, public house and excellent walks / runs along the Parc Slip Conservation area. Sold with no onward chain with completion available for September 2021. Viewing is recommended.

## ENTRANCE

Via part frosted glazed timber framed door into the entrance hall.

## ENTRANCE HALL

A good size entrance hallway finished with skimmed and coved ceiling with central light pendant to remain, emulsified walls, skirting and fitted carpet. Stairs leading to the first floor and ample space for decorative furniture. Fitted storage cupboard with hanging rails and doorway through to the internal lobby with a door leading into the downstairs w.c.

## DOWNSTAIRS W.C.

Doorway from internal lobby area with a further door through to the double garage; Central light fitting, emulsified and coved ceiling, emulsified walls, skirting and ceramic tiled flooring. Double glazed timber framed window with leaded effect to the side with a fitted roller blind. Two piece suite comprising w.c. and wash hand basin with chrome mixer tap and vanity shelf with shelving below.

## DOUBLE GARAGE (17' 3" x 18' 1") or (5.25m x 5.50m)

Plaster boarded ceiling, two fluorescent strip lights and concrete screed floor and two up and over doors to the front. Power and light and wall mounted gas fired boiler. Access to the garage loft and double glazed timber framed window to the side. Plenty of storage units, wall mounted and ground level.

## KITCHEN/BREAKFAST ROOM (12' 4" x 11' 6") or (3.75m x 3.50m)

Overlooking the rear garden via double glazed timber framed window with a fitted roller blind and finished with exposed beamed ceiling (decorative) two sets of spot lights, emulsified walls, skirting and ceramic tiled flooring. The kitchen is finished with a range of low level and wall mounted units with a high gloss complementary roll top work surface and ceramic tiles to the splash back. Inset one and half basin sink with mixer tap and drainer, integrated oven, fridge/freezer and ceramic hob with overhead extractor hood, dishwasher and built in breakfast bar. Doorway through into the utility room.

## UTILITY ROOM

Door and double glazed timber framed window with fitted roller blind overlooking the side of the property. Exposed beam ceiling with central spot lights, emulsified walls, skirting and a continuation of the ceramic tiles to the floor. Matching low level and wall mounted kitchen units with roll top work surface and ceramic tiles to the splash back. Inset sink with mixer tap and drainer and plumbing for automatic washing machine.



## **L-SHAPED LOUNGE/DINING ROOM (20' 0" max x 25' 9" max) or (6.10m max x 7.85m max)**

The lounge is finished with emulsioned and coved ceiling with central light fitting and ceiling rose to remain, emulsioned walls, skirting and fitted carpet. Double glazed timber frame box bay window to the front (ideal for a piece of furniture). Feature stone clad chimney breast housing a gas coal effect living flame gas fire with stone hearth. Built in TV stand. PVCu double glazed sliding patio doors leading out to the rear garden with fitted vertical blinds.

The dining area overlooks the rear garden via double glazed timber framed window with fitted vertical blinds and finished with skimmed and coved ceiling with central ceiling light and rose to remain. Emulsioned walls, skirting and fitted carpet. Doorway into the kitchen.

## **LANDING**

Via stairs with fitted carpet and wooden balustrade. Good sized airing cupboard housing the hot water tank with additional shelving and access to the loft storage. Central light pendent, skimmed and coved ceiling, emulsioned walls, skirting and fitted carpet.

## **FAMILY BATHROOM**

Overlooking the front via double glazed timber framed window with fitted vertical bind, central light fitting, skimmed and coved ceiling and full height ceramic tiles to the wall and to the floor. Four piece suite in white comprising w.c. bidet, circular wash hand basin with chrome mixer tap and vanity shelf with storage below and a freestanding slipper bath with chrome mixer tap and shower attachment. Radiator and wall mounted mirror with feature lighting.

## **BEDROOM 4 (9' 10" x 6' 1") or (3.00m x 1.85m)**

Benefiting from dual aspect natural light via double glazed timber framed windows to the side and front with fitted vertical blinds and finished with emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet.

## **BEDROOM 3 (11' 6" x 10' 6") or (3.50m x 3.20m)**

Measurements are to the fitted wardrobes. Overlooking the rear via timber framed window and finished with central light pendant, emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet. Wall to wall, floor to ceiling fitted wardrobes comprising two double wardrobes and high level storage.

## **BEDROOM 2 (11' 8" x 9' 10") or (3.55m x 3.00m)**

Overlooking the front via double glazed timber framed window with fitted vertical blinds and finished with emulsioned and coved ceiling with central light pendant, emulsioned walls, skirting and fitted carpet. Floor to ceiling, wall to wall fitted wardrobes comprising three doubles.





## BEDROOM 1 (12' 10" x 10' 6") or (3.90m x 3.20m)

Measurements are to the fitted wardrobes. Overlooking the rear garden via double glazed timber framed window with fitted vertical blind and finished with emulsioned and coved ceiling with central light fitting, emulsioned walls, skirting and fitted carpet. Built in storage comprising two double fitted wardrobes, two singles, over bed storage and bedside cabinets and matching dressing table. Doorway though into the en suite shower room.

## EN-SUITE SHOWER ROOM

Double glazed timber framed window to the rear with fitted vertical blind and finished with emulsioned and coved ceiling, emulsioned walls, skirting and ceramic tiles to the floor. Three piece suite in white comprising w.c. wash hand basin with vanity shelf, chrome mixer tap and storage below and separate shower cubicle with fully glazed door, plumbed shower with ceramic tiles to all splash back areas and radiator.

## OUTSIDE

Extensive landscaped lawned rear garden laid to patio with goldfish pond, enclosed to both sides by laurel and fir trees. Mainly laid to lawn with mature trees and shrubs, pathway leading to the bottom of the garden passing the summer house, green house and external storage and shed all to remain with fence and gated access to the rear stream.

Enclosed front garden laid to lawn with mature trees and shrubs and block pavia driveway with gated access to the public footpath and road and off road parking for up to three cars.


## NOTE

The owner informs us the property is freehold however the title deeds have not been inspected.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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