

Payton
Jewell
Caines



Glan-y-nant, Tondu, Bridgend County. CF32
9DQ

£320,000

 PAYTON
JEWELL
CAINES

Glan-y-nant, Tondy, Bridgend County. CF32 9DQ

OPEN PLAN LIVING / KITCHEN / DINING - Four bedroom DETACHED house comprising entrance hall, downstairs WC, open plan kitchen/living/dining space, reception 2, LARGE CONSERVATORY with wood burning stove, bedroom 1 with ENSUITE, three further bedrooms, family bathroom, OFF ROAD PARKING to the front. Sought after cul de sac.

£320,000 - Freehold

- Modern four bedroom detached home
- Large conservatory to the rear
- Contemporary open plan kitchen/living/dining space
- Reception 2 / playroom, EPC - B / Council tax - D
- Low maintenance enclosed rear garden
- Modern kitchen with integral appliances
- Sought after cul de sac location



DESCRIPTION

Introducing this well presented four bedroom detached house with open plan living space, a large conservatory with wood burning stove and fitted wardrobes.

The property is situated at the head of a sought after cul-de-sac location in Tondu and it within a five minute walk of the local train station giving access to the mainline network, primary and secondary schools and a retail park featuring Home Bargains and Lidl. The M4 is within a five minute drive. Close to Bryngarw Country Park and Parc Slip Nature Reserve.

Key Features:

- Contemporary open plan living space
- Large conservatory with wood burning stove
- Side by side double driveway
- Sought after cul-de-sac location
- Solar panels fitted

Viewing is highly recommended.

ENTRANCE

Via part frosted glazed PVCu front door into the entrance hallway finished with papered walls, radiator with radiator cover, PVCu double glazed window to the side, wall mounted fuse box, skirting and a wood effect laminate floor. Door to downstairs WC and archway through to hallway.

DOWNSTAIRS W.C.

PVCu frosted glazed window to the front with a fitted Venetian blind, central light fitting, emulsioned walls, radiator, skirting and wood effect laminate floor. Two piece suite in white comprising WC and wall mounted wash hand basin with ceramic tiles to the splash back.

HALLWAY

Step up and door leading into the playroom, under stair storage and door through to lounge.

LOUNGE (15' 5" max x 14' 9") or (4.70m max x 4.50m)

Double glazed sliding patio door leading into the conservatory and finished with emulsioned and coved ceiling, central light pendant to remain, emulsioned walls, skirting and wood effect laminate floor. Large freestanding media wall to remain. Concertina doors leading though to reception 2/playroom. Open plan to dining area.

RECEPTION 2/PLAYROOM (15' 9" x 8' 6") or (4.80m x 2.60m)

Overlooking the front via PVCu double glazed window and finished with emulsioned and coved ceiling, central ceiling light pendant to remain, emulsioned walls, modern vertical radiator, skirting and wood effect laminate floor.



KITCHEN/BREAKFAST ROOM (22' 8" x 7' 10") or (6.90m x 2.40m)

PVCu double glazed window with a fitted Venetian blind to the front, part frosted glazed PVCu door leading to the side, French doors leading to the conservatory. The breakfast area is finished with emulsions and coved ceiling, central light pendant, emulsions walls, wall mounted modern vertical radiator, roll top work surface with splash back plinth with integrated under counter freezer and wine cooler, quartz breakfast bar, skirting and laminate floor. The kitchen is arranged with low level and wall mounted units in high gloss white and graphite grey with chrome handles and roll top work surface and splash back plinth. Inset one and a half basin sink with chefs tap and drainer. Integrated appliances to include dishwasher, washing machine, induction hob with overhead extractor hood, cooker, microwave, fridge and freezer.

CONSERVATORY (21' 8" x 9' 6") or (6.60m x 2.90m)

Large conservatory running the entire width of the house and finished with polycarbonate anti glare roof with two ceiling lights and fans, full height PVCu double glazing with high level opening windows all with fitted blinds, radiator, French doors leading out to the rear garden and wooden floor. Feature wood burning stove with slate effect hearth. Floor electric points.

FIRST FLOOR LANDING

Via stairs with carpet tread and wooden balustrade. Access to loft storage with a pull down ladder and boarded. Fitted storage cupboard.

BEDROOM 1 (11' 2" x 10' 6") or (3.40m x 3.20m)

Measurements to the face of the fitted wardrobe. Overlooking the rear via PVCu double glazed window and finished with emulsions walls, skirting and laminate floor. Double fitted wardrobe. Door through to ensuite.

EN SUITE

PVCu frosted glazed window to the side with a fitted Venetian blind, heated wall mounted towel rail, wall mounted extractor, full height ceramic tiles to the wall and to the floor. Three piece suite in white comprising WC, wash hand basin and separate shower cubicle with a glazed door housing a plumbed shower.

BEDROOM 2 (10' 10" x 9' 2") or (3.30m x 2.80m)

Overlooking the front via PVCu double glazed window and finished with emulsions walls with one feature mural, skirting and laminate floor. Double fitted wardrobe.

BEDROOM 3 (8' 10" x 8' 10") or (2.70m x 2.70m)

Overlooking the front via PVCu double glazed window with a fitted roller blind and finished with emulsions walls, skirting and wood effect floor. Double fitted wardrobe.

BEDROOM 4 (9' 10" x 8' 10") or (3.00m x 2.70m)

Overlooking the rear via PVCu double glazed window with a fitted roller blind and finished with central light fitting, emulsions walls, skirting and laminate floor.



BATHROOM

PVCu frosted glazed window to the side, emulsioned walls, wall mounted extractor, radiator and vinyl tiled floor. Three piece suite in white comprising WC, wash hand basin with vanity shelf and storage below with a chrome mixer tap and P shaped bath with chrome mixer tap with hand attachment, overhead rainwater and side glazed shower screen.

OUTSIDE

Enclosed rear garden laid to block paviour patio, Indian sandstone patio and side access back to the front of the property all enclosed by close board fence. Storage shed to remain.

Open aspect frontage laid to lawn with double driveway laid to tarmac. Access of a shared driveway. External light.


NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.

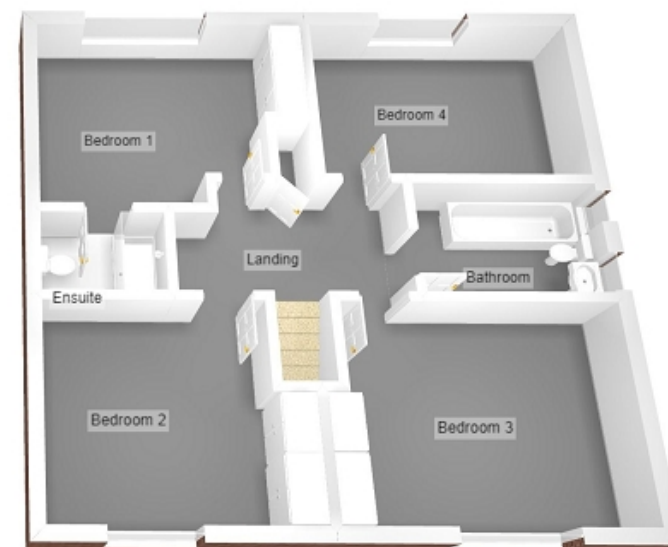
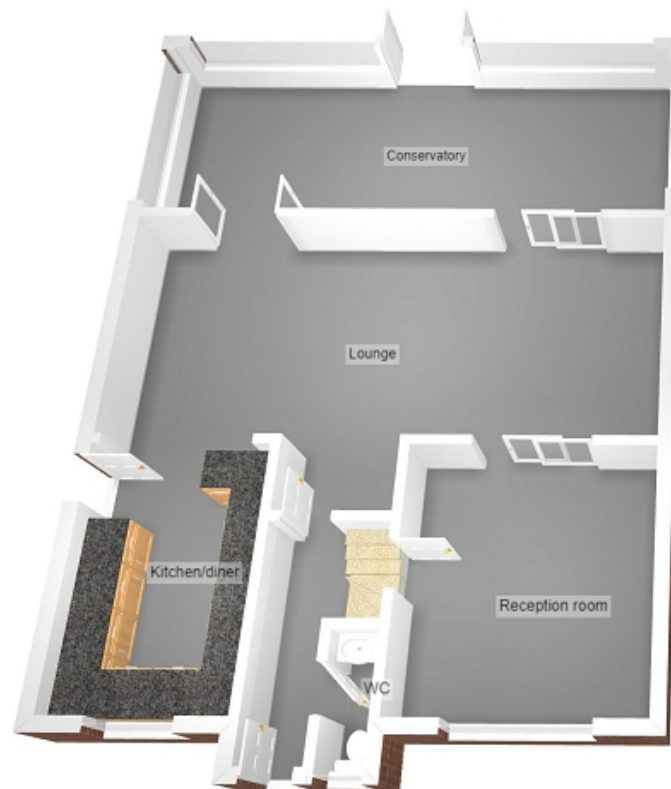


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 88 | 89 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| 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.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk