

Payton
Jewell
Caines



Heol Adare, Tondu, Bridgend County. CF32
9EP

£195,000

PJC PAYTON
JEWELL
CAINES

Heol Adare, Tondy, Bridgend County. CF32 9EP

Three bedroom semi detached house which requires modernisation throughout and comprises entrance hall, TWO RECEPTION ROOMS, kitchen, family bathroom, front and rear gardens.

£195,000

- Three bedroom semi detached house
- In need of modernisation
- Two reception rooms
- Four piece bathroom suite
- Enclosed rear garden
- EPC - E / Council tax - C



DESCRIPTION

Introducing this three bedroom semi detached house located in Tondur, within easy walking distance of local convenience stores and food outlets. The property offers good access to the M4 motorway at Junction 36 as well as being convenient for the local secondary school.

ENTRANCE (11' 10" x 4' 6") or (3.60m x 1.36m)

Via PVCu glazed front door into entrance hall.

ENTRANCE HALL (11' 10" x 4' 6") or (3.60m x 1.36m)

Measurements are to the stairwell. Artexed and coved ceiling, papered walls, fitted carpet, radiator and PVCu window overlooking the front of the property. Carpeted staircase leading to the first floor with under stairs storage. Doors leading to the lounge, reception two and kitchen.

LOUNGE (12' 2" x 11' 10") or (3.70m x 3.60m)

Artexed and coved ceiling, textured wall, fitted carpet, glazed sliding doors leading into reception two, PVCu window overlooking the front and side of the property and radiator.

RECEPTION ROOM 2 (12' 2" x 12' 2" max) or (3.70m x 3.70m max)

Artexed and coved ceiling, artexed walls with wall lights, exposed brick feature fireplace housing a gas fire set on a marble hearth with wooden mantle and shelving either side. PVCu window overlooking the rear of the property and radiator.

KITCHEN

Artexed ceiling, part papered / part tiled walls, tile effect vinyl flooring. A range of wall and base units with complementary work surface housing a stainless steel sink/diner and mixer tap. Space for washing machine, gas oven with three ring hob (to remain) and space for fridge/freezer. Two PVCu windows to the side of the property and PVCu frosted glazed door leading out to the rear garden.

LANDING

Via stairs with fitted carpet and wooden handrail. Artexed ceiling, papered walls, fitted carpet and PVCu frosted window to the side of the property. Doors leading to three bedrooms, bathroom and airing cupboard.

BEDROOM 3 (8' 10" max x 8' 6" max) or (2.70m max x 2.60m max)

Artexed ceiling, papered walls, wooden shelving, fitted carpet, radiator and PVCu double glazed window to the rear of the property.

BEDROOM 2 (12' 10" x 11' 2" max) or (3.90m x 3.40m max)

Polystyrene tiled ceiling, papered walls, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property.

BEDROOM 1 (11' 6" x 9' 6") or (3.50m x 2.90m)

Polystyrene tiled ceiling, papered walls, fitted carpet, radiator and PVCu double glazed window overlooking the front and side of the property.



FAMILY BATHROOM (10' 2" max x 8' 2" max) or (3.10m max x 2.50m max)

Artexed ceiling, part tiled / part papered walls, frosted PVCu double glazed window to the front of the property, fitted carpet and radiator. Four piece suite comprising low level w.c. pedestal wash hand basin with stainless steel taps, bath with stainless steel taps and shower enclosure with electric shower with aqua panels and bi-fold glass and chrome screen.

OUTSIDE


The front of the property is access via a wrought iron gate and bound by brick wall with paving to the front and side with mature shrubs and gate leading to the rear garden.

The rear garden is enclosed by brick wall, laid to patio with decorative dwarf wall with shrubs. Brick outhouse with w.c. and storage and two additional storage spaces.



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		84
(69-80) C		
(55-68) D		
(39-54) E	53	
(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.



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