

Payton
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Caines



Derllwyn Road, Tondu, Bridgend County.
CF32 9DL

£270,000

PJC PAYTON
JEWELL
CAINES

Derllwyn Road, Tondy, Bridgend County. CF32 9DL

Introducing this four bedroom semi detached house comprising entrance hall, through lounge/diner, open plan kitchen/dining/living, DOWNSTAIRS SHOWER ROOM, four bedrooms and FAMILY BATHROOM. Potential for fifth bedroom. Enclosed SOUTH FACING REAR GARDEN and OFF ROAD PARKING for two vehicles. Popular location within the village of Tondy.

£270,000 - Freehold

- Traditional four bedroom semi detached house
- Open plan through lounge/diner
- L shaped kitchen/dining/ breakfast room
- Upstairs bathroom/ Downstairs shower room
- Enclosed South facing rear garden
- Off road parking for two vehicles/ EPC - E/Council tax band - D



DESCRIPTION

Introducing this four bedroom semi detached house comprising entrance hall, through lounge/diner, open plan kitchen/dining/living, downstairs shower room, four bedrooms and family bathroom. Potential for fifth bedroom. Enclosed south facing rear garden and off road parking for two vehicles. Popular location within the village of Tondy.

The property is located within the village of Tondy, to the north of Bridgend and has a local train station, retail facilities, The Llynfi Arms pub and primary school. Tondy provides easy access to Junction 36 of the M4.

Key features:

FREEHOLD

Rear and side extension

Good sized family home

Walking distance to Tondy local train line

Potential to create 5 bedrooms

Some finishing works required

ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall finished with papered and coved ceiling, emulsioned walls, PVCu frosted glazed window overlooking the front with a fitted roller blind and wood effect laminate flooring. Under stair storage. Stairs to the first floor. Door through to L shaped kitchen/lounge/dining.

L-SHAPED KITCHEN/LOUNGE/DINER (18' 10" max x 10' 2") or (5.75m max x 3.10m)

Narrowing to 4.50m and narrowing to 2.70m. The kitchen is arranged with skimmed ceiling, recessed LED spot lights, emulsioned walls and a continuation of the laminate floor. Frosted glazed PVCu door leading out to the rear and a PVCu double glazed window overlooking the rear. The kitchen comprises a range of low level and wall mounted units in high gloss dove grey with brushed chrome handles and a complementary roll top work surface with matching up stand. Inset sink with swan neck tap and drainer. Integrated electric oven with four ring gas hob and overhead extractor hood. Breakfast bar. Ample space for dining table and/or living room furniture. Under stairs storage cupboard with power (space for fridge/freezer). Plumbing and space for automatic washing machine. Door through to shower room.

SHOWER ROOM

PVCu frosted glazed window to the front, emulsioned ceiling, ceiling mounted extractor, recessed LED spot lights, emulsioned walls, wall mounted shaver point, radiator, skirting and ceramic tiled flooring. Three piece suite in white comprising WC, wash hand basin with chrome waterfall tap and vanity unit and a large walk in shower cubicle with respatex to the splash backs and a large glazed door.

RECEPTION 3 (12' 3" x 12' 6") or (3.73m x 3.80m)

Overlooking the rear garden via PVCu double glazed window and finished with emulsioned ceiling and walls, wall mounted electric feature recessed fire, recess for television, feature lighting within the chimney breast alcoves, skirting and laminate flooring. Large arch way through to reception 2.



RECEPTION 2 (11' 10" x 12' 6") or (3.60m x 3.80m)

PVCu double glazed window overlooking the front and to the side, one with a fitted roller blind and finished with emulsioned ceiling and walls, fitted carpet.

FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. Split level landing. Access to loft storage. Fitted storage cupboard.

BEDROOM 1 (18' 3" x 10' 6") or (5.55m x 3.20m)

Benefiting from dual aspect natural light via PVCu double glazed windows to the front and to the rear and finished with access to loft storage, emulsioned ceiling and walls, skirting and fitted carpet(could be divided into 2 double bedrooms).

BATHROOM

Skimmed ceiling with recessed LED spot lights, ceramic tiled walls, heated wall mounted towel rail and laminate flooring. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap set on vanity unit and bath.

BEDROOM 2 (12' 6" x 11' 10") or (3.80m x 3.60m)

Overlooking the front and the side via PVCu double glazed windows and finished with papered and coved ceiling, emulsioned walls, skirting and fitted carpet.

BEDROOM 3 (12' 6" x 11' 4") or (3.80m x 3.45m)

Overlooking the rear garden via PVCu double glazed window and finished with papered and coved ceiling, emulsioned walls, skirting and fitted carpet.

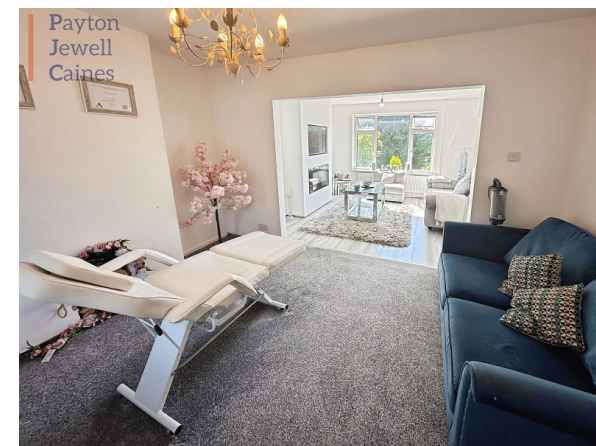
BEDROOM 4 (8' 8" x 9' 2") or (2.65m x 2.80m)

Overlooking the rear via PVCu double glazed window and finished with papered and coved ceiling, emulsioned walls with one feature papered wall, skirting and stripped back floorboards.

OUTSIDE


Enclosed rear garden with brick built storage. Two elevated areas of patio. Three areas of lawn with a flat area of chipped bark.

Off road parking to the front for two vehicles side by side. Open porch.

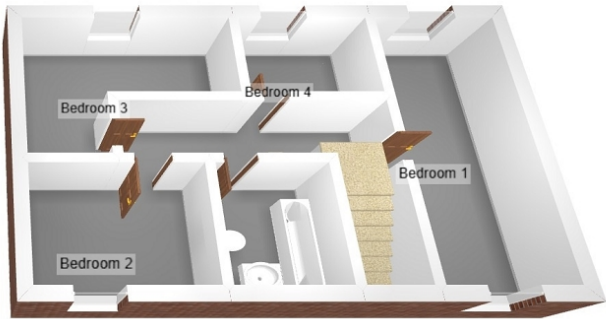
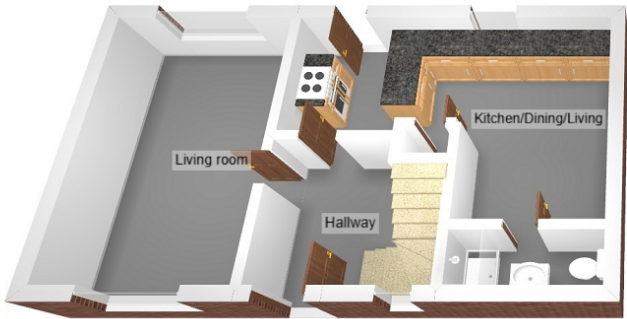


For more photos please see www.pjchomes.co.uk

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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