

Payton
Jewell
Caines



Llynfi Street, Tondy, Bridgend County. CF32
9DR

£139,950

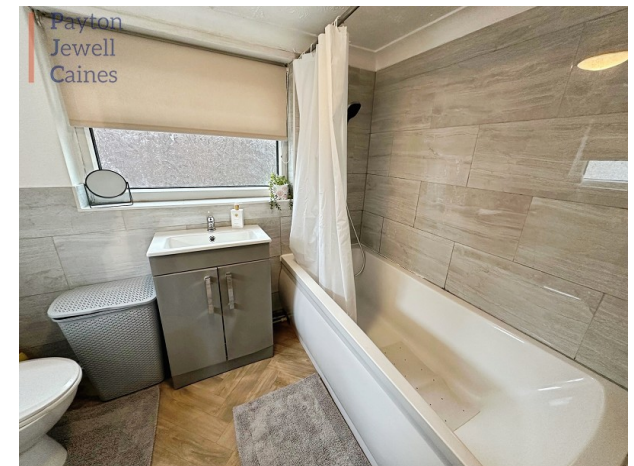
PJC PAYTON
JEWELL
CAINES

Llynfi Street, Tondy, Bridgend County. CF32 9DR

Introducing this three bedroom mid-terrace house comprising entrance hallway, through lounge / diner, kitchen, utility and bathroom. Three bedrooms. Adjacent to Tondy playpark and ideal for the local Tondy train station. IDEAL FIRST TIME PURCHASE.

£139,950 - Freehold

- Three bedroom mid terrace house
- Good size through lounge / diner
- Modern fitted kitchen
- Convenient location for Tondy train station
- Gas fired combi boiler
- EPC - D / Council tax - B



DESCRIPTION

Introducing this well-presented three-bedroom mid-terrace house, perfect for first-time buyers or young families seeking convenience and comfort. The property features an entrance hallway leading into a spacious open-plan lounge and dining area, ideal for relaxing or entertaining guests. A fitted kitchen provides good storage and preparation space, complemented by a useful utility area for added practicality. The ground floor also includes a family bathroom. To the rear is a good sized garden with patio, lawn and a summerhouse.

Outside, the property enjoys a prime position adjacent to Tondy Playpark, making it an excellent choice for those with children or anyone who appreciates nearby green space. It is also ideally situated within easy reach of Tondy train station, providing excellent transport links for commuters.

Situated in the historic village of Tondy, this property benefits from a location rich in character and convenience. Once an industrial hub, Tondy now offers a welcoming community feel, surrounded by scenic countryside and close to the Parc Slip Nature Reserve. Ideal for commuters, the village enjoys its own train station with direct links to Bridgend and Cardiff, while local amenities, schools and sports clubs add to its family-friendly appeal. Combining heritage charm with modern connectivity, Tondy is a growing community perfectly suited for first-time buyers and young families.

ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall.

ENTRANCE HALL

Coved ceiling, central light pendant, emulsioned walls, skirting, Herringbone style vinyl flooring and radiator with radiator cover to remain. Wall mounted fuse box, stairs leading to the first floor and doorway through to the open plan lounge/diner.

OPEN PLAN LOUNGE/DINER (21' 0" max x 11' 6" max) or (6.40m max x 3.50m max)

Natural light via PVCu double glazed window to the front with a fitted venetian blind and a single glazed timber framed window to the rear also with a fitted venetian blind. The living area is finished with emulsioned and coved ceiling with central ceiling rose and light fitting, emulsioned walls, skirting and laminate flooring.

The dining area is finished with emulsioned and coved ceiling with central ceiling rose with matching light fitting, emulsioned walls, skirting and a continuation of the laminate flooring. Feature fireplace with an elevated stone mantle with recessed exposed brick, white mantle and space for electric feature fire. Under stairs storage and a further storage cupboard.

KITCHEN (12' 2" x 8' 2") or (3.70m x 2.50m)

Single glazed timber framed window and part glazed timber door leading to the lean-to utility and finished with emulsioned and coved ceiling with central ceiling light to remain, emulsioned walls, skirting and Herringbone style vinyl flooring. The kitchen is arranged with low level and wall mounted units in shaker style dove grey with complementary roll top work surface with matching up stand. Inset one and half basin sink with swan neck tap and drainer, integrated waist height electric oven with integrated electric hob, extractor hood and glass splash back. Integrated fridge and freezer, refuse and dishwasher. Wall mounted Ideal Logic combi 24 gas fired combination boiler. Archway and concertina door leading into the bathroom.



BATHROOM

Dual aspect natural light via PVCu double glazed windows to the rear and to the side both with fitted roller blinds and finished with a coved ceiling, central light fitting, half height high gloss ceramic tiles to the wall and Herringbone style vinyl flooring. Three piece suite comprising w.c. wash hand basin with vanity unit and chrome mixer tap and bath with chrome mixer tap and over bath shower. Wall mounted heated chrome towel rail.

UTILITY

Part glazed timber door leading out to the rear garden and single glazed timber window to the side with fitted bamboo blinds. Polycarbonate lean-to roof, central light fitting and vinyl flooring. Wood effect roll top work surface with inset sink with mixer tap and storage below. Plumbing for automatic washing machine and space for tumble dryer. Outside tap.

LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage, emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet. Single glazed timber framed window to the rear.

BEDROOM 1 (13' 1" x 6' 11") or (4.00m x 2.10m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with a coved ceiling, painted walls with one feature papered wall, skirting and fitted carpet.

BEDROOM 2 (8' 8" x 8' 0") or (2.65m x 2.45m)

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

BEDROOM 3 (9' 2" x 6' 7") or (2.80m x 2.00m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet.

OUTSIDE

Enclosed rear garden with an area of patio and steps leading up to an area of lawn with further patio and steps leading to a timber summer house with terrace.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(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.



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