

Payton
Jewell
Caines



Clos Gwaith Brics, Tondy, Bridgend County.
CF32 9GA

Offers Over
£260,000

PJC PAYTON
JEWELL
CAINES

Clos Gwaith Brics, Tondy, Bridgend County. CF32 9GA

Well presented three bedroom DETACHED house comprising entrance porch, lounge, KITCHEN/DINER, downstairs w.c. family bathroom, DRIVEWAY PARKING and enclosed rear garden. Viewing recommended.

Offers Over £260,000

- Well presented three bedroom detached house
- Kitchen/diner
- Downstairs w.c.
- Driveway parking
- EPC - C / Council tax - D
- Viewing recommended



DESCRIPTION

We are delighted to offer this WELL PRESENTED three bedroom detached house situated within the modern development of Tondou. The property benefits from a downstairs w.c. lounge, kitchen/diner, three bedrooms, family bathroom, rear garden and OFF ROAD PARKING.

ENTRANCE

Via frosted glazed PVCu front door into the entrance porch.

ENTRANCE PORCH (5' 11" x 3' 3") or (1.80m x 1.0m)

Emulsioned ceiling and walls with laminate flooring, radiator, wall mounted alarm system and consumer box. Doors leading to the w.c. and lounge.

DOWNSTAIRS W.C. (2' 7" x 5' 3") or (0.80m x 1.60m)

Emulsioned ceiling and walls, laminate flooring, radiator and frosted PVCu window to front of the property. Two piece suite comprising corner pedestal wash hand basin with stainless steel mixer tap, tiled splash back and a low level w.c.

LOUNGE (14' 9" x 13' 1") or (4.50m x 4.0m)

Emulsioned ceiling and walls, laminate flooring, radiator and PVCu window with wooden blinds. Stairs leading to the first floor with fitted carpet and balustrade. Doors leading to under stairs storage and kitchen/diner.

KITCHEN/DINER (14' 5" x 8' 6") or (4.40m x 2.60m)

Emulsioned ceiling and walls, laminate flooring, radiator, PVCu window with fitted blinds overlooking the rear garden and PVCu window above the sink with fitted blinds. A range of wall and base units with complementary work surfaces and tiled splash backs. Stainless steel sink/drainers with mixer tap and spray function. Stainless steel extractor fan, four ring gas hob and oven. Space for freestanding fridge/freezer and washing machine.

LANDING

Via stairs with spindle balustrade and fitted carpet. Emulsioned ceiling and walls, radiator and wall mounted Hive system. Frosted PVCu window overlooking the side of the property with fitted blinds. Doors leading to three bedrooms and bathroom. Airing cupboard housing the Worcester style combination boiler with new filtration system. Pull down loft ladder leading to boarded attic with electricity.

FAMILY BATHROOM (5' 11" x 6' 3") or (1.80m x 1.90m)

Emulsioned ceiling and walls, tiled splash back, stainless steel towel rail, extractor fan and tiled wood effect flooring. Three piece suite comprising low level w.c. vanity unit with porcelain wash hand basin and stainless steel mixer tap and bath with stainless steel mixer tap, mixer shower and stainless steel and glass shower screen. Frosted PVCu window overlooking the rear of the property with fitted blinds.

BEDROOM 1 (11' 10" x 7' 10") or (3.60m x 2.40m)

Emulsioned ceiling and walls, radiator, fitted carpet and PVCu window overlooking the front of the property with fitted blinds. Fitted wardrobes and wall units.



BEDROOM 2 (9' 6" x 7' 10") or (2.90m x 2.40m)

Emulsioned ceilings and walls, fitted carpet, radiator and PVCu window overlooking the rear of the property with fitted blinds. Double wardrobe and built in storage.

BEDROOM 3 (8' 10" x 6' 3") or (2.70m x 1.90m)

Emulsioned ceiling and walls, fitted carpet, PVCu window with fitted blinds overlooking the front of the property and built in storage over the stairwell.

OUTSIDE

Tarmac driveway for off road parking for up to two vehicles. Paved steps leading up to the property with decorative stones and external light. Black wrought iron fencing and balustrade. Wooden gate leading to the rear garden.

Enclosed rear garden via wooden fencing, outdoor tap, laid to patio and lawn with shed to remain. Side access to the front of the property.

NOTE

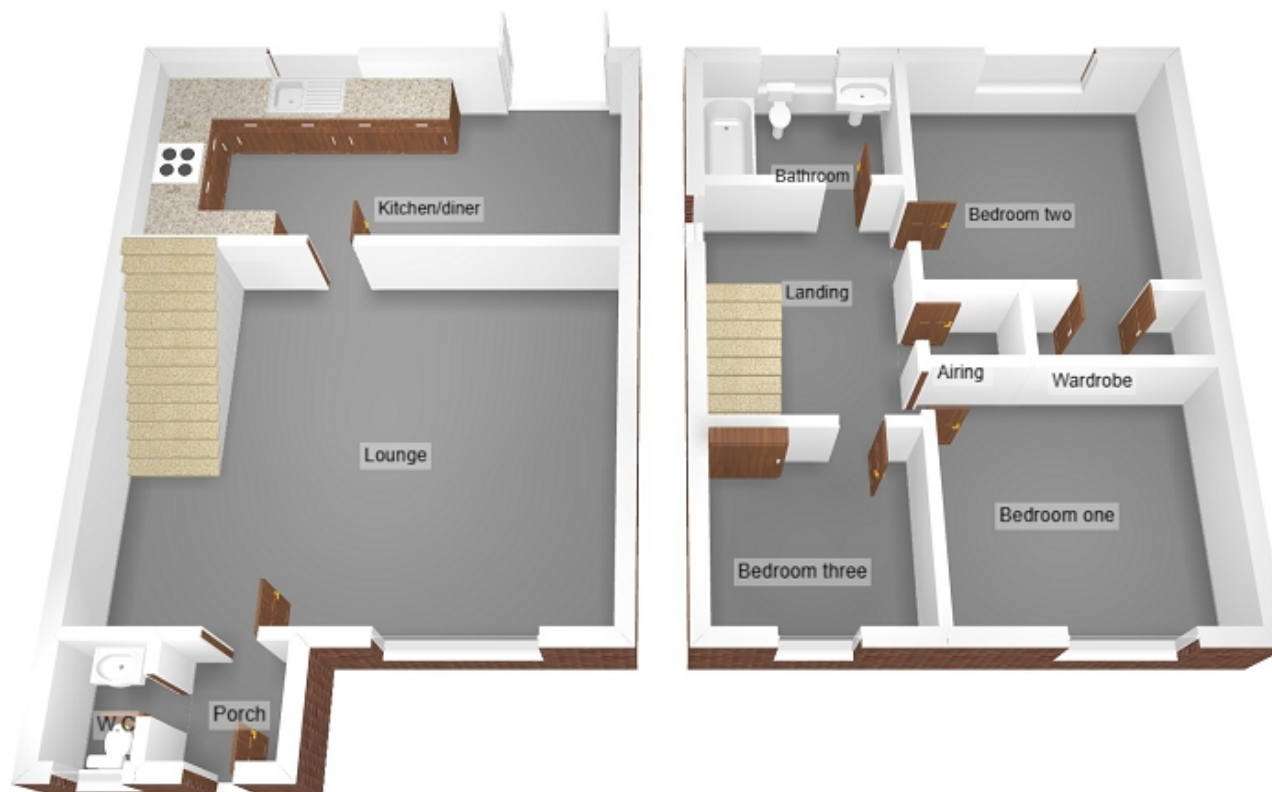
We have been advised by the vendor that the property has had new double glazing and has been completely refurbished throughout.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	80
(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