

Payton  
Jewell  
Caines



Plot 73, The Cedars Parc Tondu, Tondu,  
Bridgend, Bridgend County. CF32 9HZ

£295,995

**PJC** PAYTON  
JEWELL  
CAINES

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Tondu, Bridgend, Bridgend County.  
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The Cedars is a dual aspect 3 bedroom detached home used predominantly on corner plots and showing two attractive elevations. Offering a lovely light and airy lounge, spacious kitchen dining area with French doors leading to the rear garden as well as master en suite accommodation, family bathroom and 2 further bedrooms to the first floor. Ready for occupation September/ October 2024.

£295,995

- 2 double bedrooms 1 single
- Spacious lounge/ Detached garage
- Single oven, hob, extractor fan & fridge freezer dining area
- 3 Double bedrooms, 1 single bedroom



## DESCRIPTION

Parc Tondu is a new urban expansion of 405 two, three and four bedroom homes that will offer a unique living experience in Bridgend. Here the spirit of life is enriched by the lush green landscapes and surrounding belt of the countryside.

We have developed a vision that enhances the natural environment and offers high-quality homes which fuse character with sustainable living. Llanmoor Homes is committing £1.6 million+ to support and sustain this new local community

As it evolves Parc Tondu will combine high-quality homes, accessibility to a range of local jobs, great transport links across South Wales, and community catalysts within a spectacularly connected countryside setting.

This new development will contribute to:

**Affordable Housing Provision** — As part of the development we will be providing 40 Affordable Homes , contributing to the local Affordable housing need .

**Healthy Living Environment** — Open space areas for walking, cycling , play and relaxation

**Sustainable travel initiatives** — Encouraging less use of private cars

**Improvements to local highways.**

**Encouraging further investment in the area as to job creation and new business.**

Commitment to its residents is at the core of Parc Tondu. Its ethos is to offer freedom from the stresses and strains of daily life and to integrate its unique vision of high-quality living in harmony with the natural environment. The nearby recreational and retail facilities stand as the hallmarks of this truly remarkable community, which is also set in a great location for commuting and exploring South Wales.

These values combined with a strong cultural heritage together will offer residents a unique lifestyle and a genuine local community.

Parc Tondu will be a place for people to live, work, play and settle.

**LOUNGE (10' 06" x 16' 10") or (3.20m x 5.13m)**

**KITCHEN/DINING ROOM (10' 02" x 16' 10" ) or (3.10m x 5.13m)**

**DOWNSTAIRS W.C. (6' 04" x 3' 01" ) or (1.93m x 0.94m)**

**BEDROOM 1 (13' 07" max x 9' 08" max) or (4.14m max x 2.95m max)**

**EN SUITE (4' 09" max x 7' 03" max) or (1.45m max x 2.21m max)**




**BEDROOM 2 (11' 11" max x 9' 04" max) or (3.63m max x 2.84m max)**

**BEDROOM 3 (7' 05" x 7' 03" ) or (2.26m x 2.21m)**

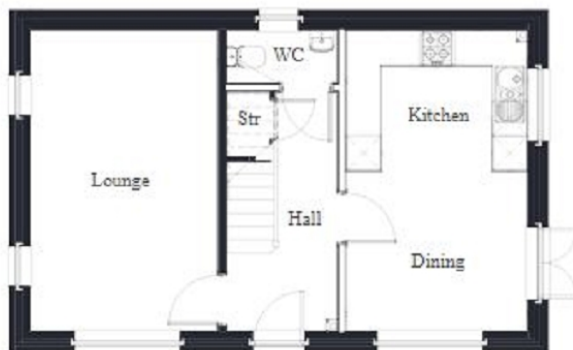
**BATHROOM (7' 04" max x 7' 00" max) or (2.24m max x 2.13m max)**



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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