



Glan-y-Nant, Tondu offers over £170,000

- Mid Terrace
- Two Bedrooms
- Allocated Parking for Two Vehicles
- Easy Access To M4
- Ideal First Purchase
- EPC Rating: D



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About the property

We are pleased to present this two-bedroom end-of-link home, situated on a sought-after development in Tondur. Benefiting from a driveway to the front, uPVC double glazing and gas central heating via a combination boiler, this property offers stylish and low-maintenance living with excellent transport links and local amenities close by. The location provides convenient access to Tondur Retail Park, the local train station, Bridgend Town Centre with its mainline railway, Junction 36 of the M4 Motorway, McArthurGlen Designer Outlet and surrounding retail parks.

The well-presented accommodation comprises to the ground floor: an inviting entrance hallway with attractive laminate flooring, a modern fitted kitchen with white units, complimentary work surfaces, integrated gas hob, new electric oven, and space for appliances, and a spacious lounge with feature white spindle staircase and patio doors opening onto the rear garden.

To the first floor: a landing with loft access (boarded for storage), a modern family bathroom with white suite and electric shower over the bath, a generous master bedroom with fitted wardrobes, and a further well-proportioned bedroom also with built-in storage.

Externally, the property enjoys a front garden laid to lawn with off-road parking, while the generous rear garden features a lawn, paved section, patio, raised decking area, and mature planting, with side access to the front.





Accommodation

Ground Floor

Lounge - 16' 8" x 11' 10" (5.08m x 3.61m)

Kitchen - 7' 10" x 7' 9" (2.39m x 2.36m)

First Floor

Landing

Bedroom One - 11' 10" x 9' 9" Max (3.61m x 2.97m Max)

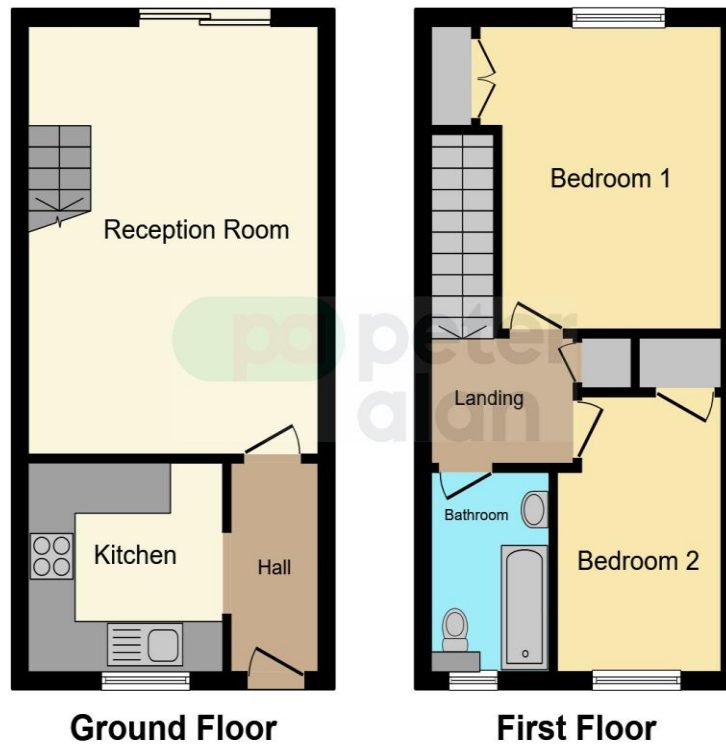
Bedroom Two - 10' 8" x 6' 10" Max (3.25m x 2.08m Max)

Bathroom

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Floorplan



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