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Oakwood House Derllwyn Road, Tondy Bridgend

£490,000

pa black

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## About the property

This five bedroom detached property is the perfect family home offering large living space and multiple reception rooms as well as a large rear garden. This home is located in the popular area of Tondur close to amenities like shops, schools and has great transport links to the M4. Internally the property comprises entrance hall, living room, lounge, dining room, kitchen, utility room with downstairs cloakroom and bedroom five. To the first floor is a master with ensuite, three further bedrooms and a family bathroom. To the rear of the property is a larger than average garden with a patio area, decked area, summer house and hot tub with the rest laid to lawn. To the front of the property is a large driveway. The property further benefits from having the ability to adapt for multigenerational living. Viewings are highly recommended for this property. To book call 01656657201 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Entrance Hall

Enter via uPVC double glazed door. Laminate flooring. Access to lounge, living room, kitchen and stairs to first floor. Under stair storage cupboard.

### Living Room

9' 8" x 12' 5" ( 2.95m x 3.78m )  
Laminate flooring. uPVC double glazed window to front.

### Kitchen

14' 8" max x 13' 7" max ( 4.47m max x 4.14m max )  
Fitted with matching wall and base units with worktop space over. Insert 1 1/2 composite sink with mixer tap. Space for fridge/freezer, oven and hob and integrated dish washer. uPVC double glazed window. Tiled floor and tiled backsplash. Spotlights. Access to dining room and utility room.

### Dining Room

13' 4" x 10' 9" ( 4.06m x 3.28m )  
Laminate flooring. uPVC slides doors to garden, Open plan to lounge.

### Lounge

10' 5" x 15' 1" ( 3.17m x 4.60m )  
Laminate flooring. uPVC double glazed window to front. Log burner.

### Utility Room

8' 1" max x 10' 2" max ( 2.46m max x 3.10m max )  
Fitted with matching wall and base units with worktop space over. Space for washing machine/dryer. Tiled floor. uPVC





double glazed window and door to garden. Access to downstairs cloakroom and Bedroom Five.

### Cloakroom

Fitted with two piece suite comprising wash hand basin and wc. uPVC double glazed window. Tiled floor.

### Landing

Access to master bedroom with ensuite, three bedrooms and family bathroom. Fitted carpet. Storage cupboard.

### Master Bedroom

15' 1" x 10' 6" ( 4.60m x 3.20m )  
Fitted carpet. uPVC double glazed window. Access to ensuite.

### Ensuite

Fitted with a three piece suite comprising shower, wash hand basin and wc. Laminate flooring. uPVC double glazed window.

### Bedroom Two

11' 5" x 11' 6" max ( 3.48m x 3.51m max )  
Fitted carpet. uPVC double glazed window.



### Bedroom Three

10' 9" max x 11' 1" max ( 3.28m max x 3.38m max )  
Fitted carpet. uPVC double glazed window.

### Bedroom Four

11' 2" max x 9' 5" max ( 3.40m max x 2.87m max )  
Fitted carpet. uPVC double glazed window.

### Bedroom Five

8' 1" x 10' 4" ( 2.46m x 3.15m )  
Laminate flooring. uPVC double glazed window. Shower suite in room.

### Bathroom

Fitted with 4 piece suite comprising shower, bath, wash hand basin and wc. uPVC double glazed window. Laminate flooring.

### Rear Garden

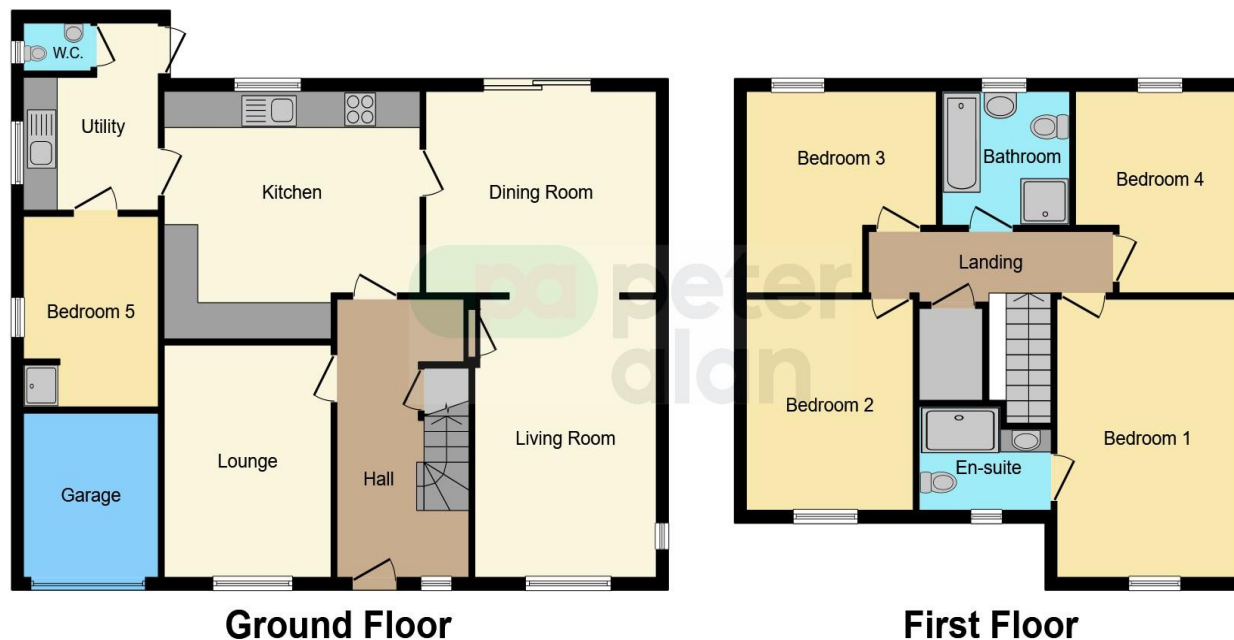
Tiered garden with patio area, decked area, summer house with hot tub and the rest laid to lawn. Side access.











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.