



Whitelodge Church Road, Tonteg

£400,000 Freehold

pa black



Whitelodge Church Road, Tonteg

PaBlack are delighted to present to the market this very UNIQUE detached four bedroom property on Church Road in Tonteg. Positioned to the top of the road this desirable location offers easy access to the A470 and Church Village by-pass leading to the M4.

The property has been recently renovated, modernised and also extended creating an abundance of living accommodation with room for the whole family. Offering two reception room plus an open plan kitchen dining room, orangery, larger than average hallway plus a bedroom and en suite to the ground floor.

To the first floor you will find three double bedrooms two of which overlook a landscaped rear garden. A larger than average landing space provide scope for an additional bedroom as was there previously. You will also find shower room with an enclosed corner shower with body jets and a modern bathroom complete with four piece suite.

Entrance Hall

Enter into hallway via composite front door. Staircase leading to first floor with glass balustrade. Floor to ceiling window with seating area. Opening to kitchen and access to lounge and bedroom four.

Lounge

16' 1" x 15' 9" (4.90m x 4.80m)

Log burner to remain. Window to side X2, window to rear. French doors leading to balcony with space for seating complete with artificial grass.

Kitchen/ Dining Room

8' 7" max x 13' 6" max (5.66m max x 4.11m max)

Fitted with a range of base and eye level units with contrasting worktops over. Inset sink unit plus drainer. Integral oven and induction hob with cooker hood over. Integral fridge/freezer, dishwasher and wine fridge. Space for a washing machine and tumble dryer. Space for dining table and chairs. Open to orangery.

Orangery

9' 9" x 6' 2" (2.97m x 1.88m)

Feature fire place. Floor to ceiling windows to rear and side. Glass roof.

Bedroom Four

16' 9" max x 8' 1" (5.11m max x 2.46m)

Access to en suite. French doors leading to front.



En Suite

Fitted with a modern three piece suite comprising walk in shower, WC and wash hand basin.

Landing

Larger than average landing which used to be an additional bedroom and can be converted back if desired. Currently used as a snooker area. Access to all first floor rooms. Window to front and rear.

Master Bedroom

11' 5" to wardrobes x 9' 9" (3.48m to wardrobes x 2.97m)
Built in sliding wardrobes. Window to front.

Shower Room

Fitted with a three piece suite comprising shower enclosure with body jets, WC and wash hand basin. Obscure window to side.

Bedroom Two

16' x 7' 9" (4.88m x 2.36m)
Window to rear.

Bedroom Three

16' x 7' 7" (4.88m x 2.31m)
Window to rear.

Bathroom

Fitted with a modern four piece suite comprising walk in double shower, corner bath, WC and vanity wash hand basin.

Outside

Enclosed driveway to the front providing parking for 5 cars with an electric key fob gate. Side access with log store leading to rear garden. Two separate decking area currently posed as seating overlooking a larger than average rear garden with a number of plant, trees and shrubbery and the remainder laid to lawn. Free standing shed is to remain.

Council Tax

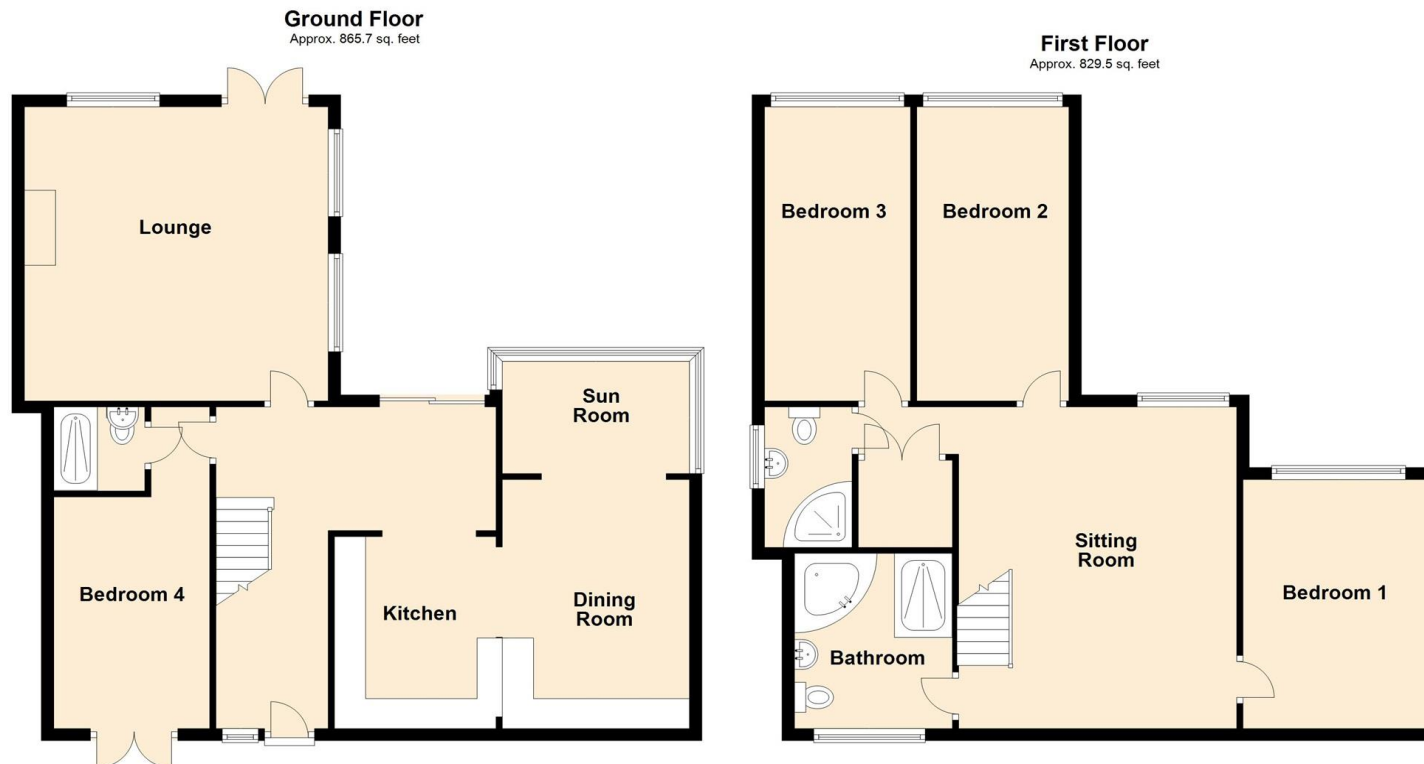
Band F



Schools And Catchments

YGG Garth Olwg- English Primary School
Llanilltud Faerdre- Gwauncelyn Primary
Welsh Secondary School - YG Garth Olwg
English Secondary School - Bryncelynnog





13 Talbot Road, Talbot Green, Talbot Green, Mid Glamorgan, CF72 8AD

EPC Rating: D

Property Ref:TAL302266 - 0010



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