



Cwrtycadno Parc Derllwyn, Tondu

Bridgend

£430,000



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Tondu, Bridgend

Council Tax band: E

Tenure: Freehold

- An immaculately presented four bedroom detached family home
- First time to the open market since its construction in the early 2000's
- Stylishly designed throughout, offering solid oak flooring to the main hallway, solid oak doors to each room, contemporary light fittings and bespoke fitted blinds to windows
- Impressive open plan kitchen/dining/living space across the entire width of the property to the rear
- Second reception room to the front
- Large integral garage with scope for conversion to create a ground floor bedroom or third reception room
- Solid oak kitchen featuring granite worktops, integrated dishwasher and wine cooler, built in American style fridge/freezer and a Cookmaster Range stove cooker
- Sleek and contemporary upgraded en-suite shower room to main bedroom
- Family bathroom with free standing bath and a recessed wall mounted Smart TV
- A beautifully presented enclosed split level rear garden, with various entertainment areas to enjoy the sun and a fixed solid roof pergola sheltering a large, plumbed hot tub
- A brick pavia driveway to the front of the property, offering off road parking for three vehicles





Hallway

The property is entered via a modern composite and glazed panel door into an inviting entrance hallway, laid to solid oak wood flooring with a fixed staircase rising to the first floor accommodation and solid oak doors leading to the lounge, kitchen/dining/living room, wc and integral garage.

Lounge

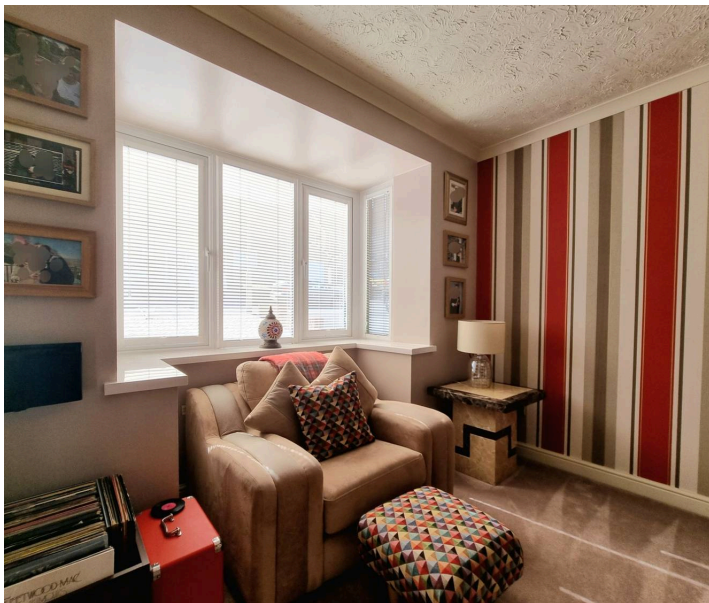
The spacious lounge is located to the front of the property. The room benefits from a large box bay window to the front, fitted with UPVC double glazed windows flooding the room with natural light. There is a feature gas fire to one wall, framed by an ornate wooden surround and fitted carpet flooring.

Living/Dining Area

The impressive open plan kitchen/dining/living area extends the full width of the property to the rear. The living area features fitted carpet flooring, contemporary rustic effect tiled walls and benefits from UPVC double glazed patio doors to the rear, providing light, access and views to the rear garden. The dining space is neatly positioned ahead of the fitted kitchen units, with a continuation of the same tiled flooring from the dining area into the kitchen and a UPVC double glazed window to the rear.

Kitchen

The kitchen is fitted with a matching range of solid oak base, larder and wall mounted units, complimented by a solid granite worksurfaces. It features a Cookmaster range stove cooker with matching contemporary extractor hood, a built in American style fridge/freezer, an integrated dishwasher and integrated wine cooler. There is an ornate mosaic tiled splashback above the cooker, a cut out sunken sink unit positioned below the UPVC double glazed window to the rear and tiled flooring matching the living/dining areas. Extending off the kitchen, the previous separate utility room is now incorporated into the kitchen and has been fitted with matching larder units. A modern UPVC obscure glazed stable door to the side provides access externally.





WC

The cloakroom is accessed off the hallway and has been fitted with a white two piece suite comprising; low level WC and a vanity wash hand bowl basin with cupboard storage below. It features half height tiling to all walls and solid wood flooring.

Landing

The staircase and landing area is fitted with carpet flooring, with the landing giving access to all four bedrooms, a generous storage cupboard and the shared family bathroom. The balustrades and all doors to the first floor are a continuation of the solid oak doors as found to the ground floor. There is a loft inspection point accessible off the landing, with the loft offering full boarding, power and lighting.

Bedroom One

The spacious main double bedroom is located to the front of the property and enjoys access to a private en-suite shower room. The bedroom has a UPVC double glazed window to the front with fitted blind, carpet flooring, contemporary radiator, recessed spotlights to each corner providing mood lighting and offers an abundance of space to house ample free standing furniture.

En-suite

The modern and stylish en-suite shower room features wall and floor tiling, an obscure UPVC double glazed window to the front and has been fitted with a contemporary three piece suite comprising; walk in shower area, partially enclosed by a full height glazed shower screen and fitted with a chrome rainfall shower, low level WC with hidden cistern and a wash bowl set on a granite vanity platform with ornate tiling and a recessed display shelf storage below.

Bedroom Two

The second large double bedroom is located to the rear of the property, with a UPVC double glazed window fitted with a blind. The room further benefits from fitted carpet flooring and a contemporary wall radiator.

Bedroom Three

The third good sized double bedroom is located to the rear of the property, with a UPVC double glazed window fitted with blind offering the same view as



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The third good sized double bedroom is located to the rear of the property, with a UPVC double glazed window fitted with blind offering the same view as bedroom two and benefits from fitted carpet flooring.

Bedroom Four

Currently fitted with a bespoke range of open wardrobe units and display shelving, bedroom four makes an ideal walk in dressing room, housing an abundance of storage options. There is a UPVC double glazed window with fitted blind to the front, contemporary wall radiator and fitted carpet flooring.

Bathroom

The shared family bathroom offers a relaxing haven to unwind in. It is fitted with a contemporary white three piece suite comprising; free standing bath with a recessed alcove to one wall at the end of the bath, benefitting from a wall mounted smart TV, low level WC and a pedestal wash hand basin. The room features speckled ceramic tiled flooring, splashback tiling above the sink unit, an obscure UPVC double glazed window to the side and a wall mounted heated towel rail.

Integral garage

The integral garage offers an ideal opportunity for conversion into an additional reception room (if required). The garage benefits from a plumbed radiator for comfort during the colder seasons, plumbing for a washing machine and provides power supply. The recently upgraded gas combination boiler is also housed within the garage for convenience. The garage can be accessed externally from the front of the property via a traditional up and over garage door and also from the hallway via a solid oak door.



Rear Garden

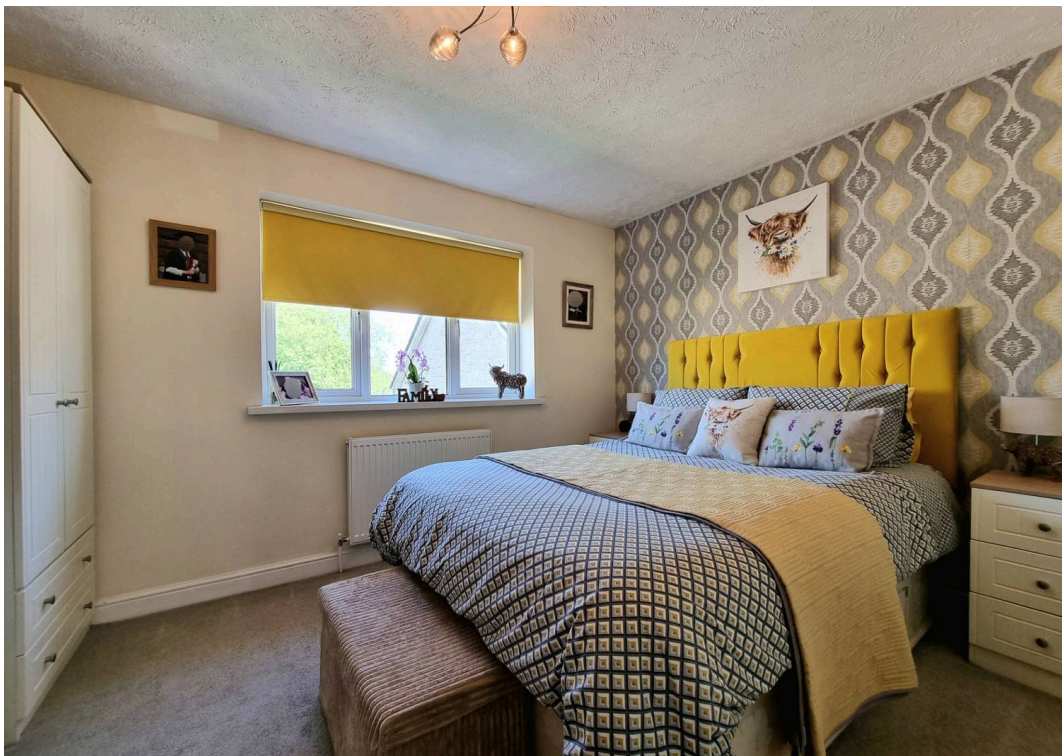
Meticulously designed, the immaculate enclosed rear garden offers various alfresco dining and entertainment areas to enjoy, starting with a raised paved veranda accessed directly from the patio doors to the rear, enclosed by glass balustrades and offers a useful recessed storage area beneath. Paved steps down lead to a second level patio area, with a continuation of the same paving as the veranda. A large section of the garden is laid to a low maintenance artificial grass space, bordered each side by raised plant beds. To the rear of the garden, an ornate tiled area provides a level space for a fixed wooden pergola, with a solid roof providing shelter to house the fixed plumbed hot tub. The ornate tiling extends the width of the rear boundary, offering more entertainment and alfresco dining area to enjoy. The garden further benefits from external power points and lighting, with a side gate giving access to the front of the property.

Driveway

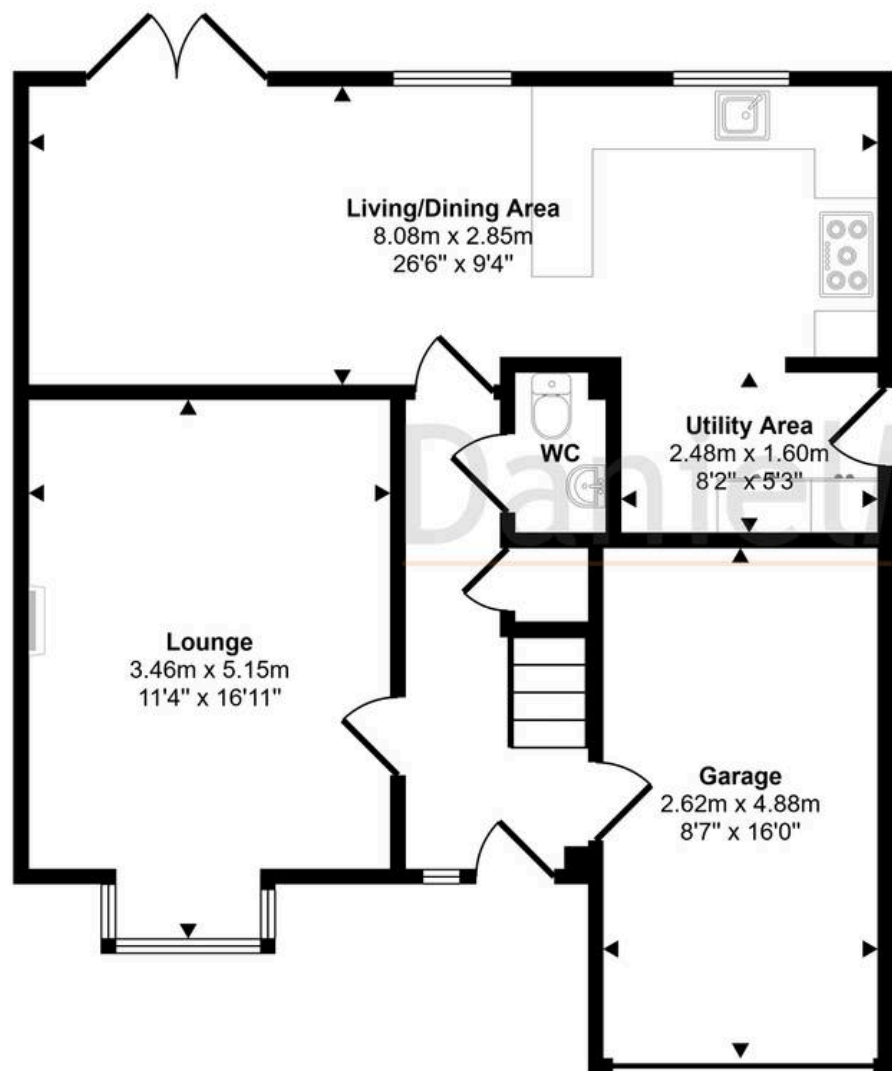
Three Parking Space

The property benefits from a brick pavia driveway, offering off road parking within a quite cul-de-sac for three vehicles ahead of the large integral garage.

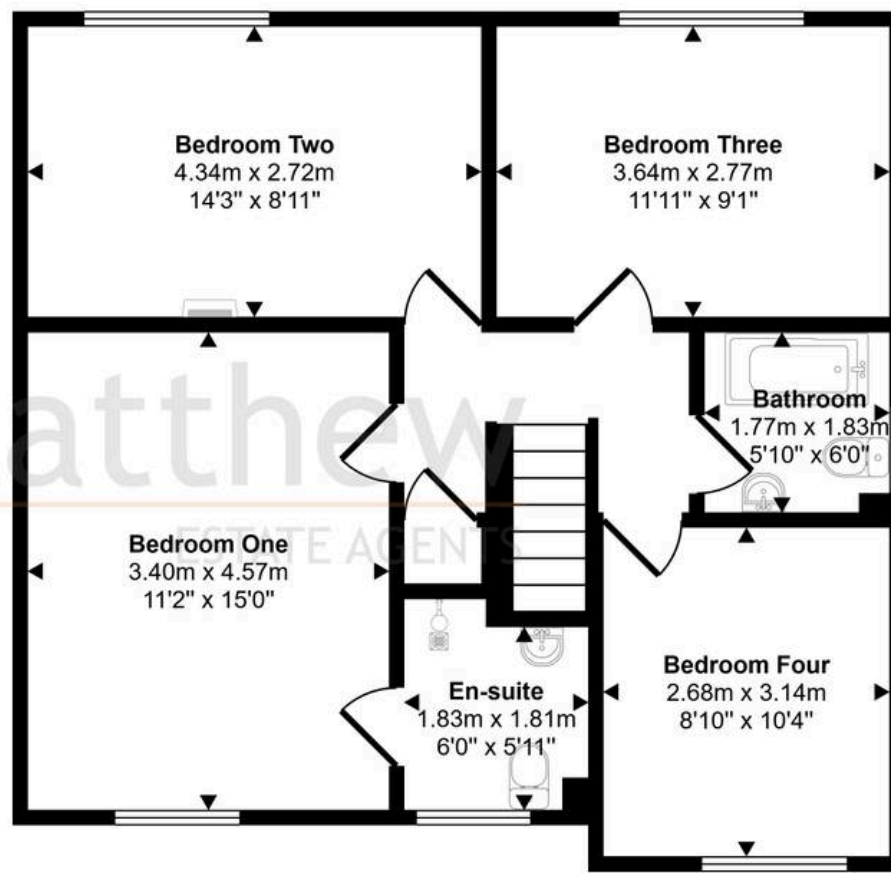




Approx Gross Internal Area
129 sq m / 1387 sq ft



Ground Floor
Approx 66 sq m / 714 sq ft



First Floor
Approx 63 sq m / 673 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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