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1926-2026

69 Glan-y-Nant, Tondy

Bridgend

Guide Price **£210,000**

69 Glan-y-Nant

Tondu, Bridgend

From our Bridgend office, turn left onto Derwen Road and follow the one-way system towards Tondu Road. Continue along Tondu Road (A4063), passing through Aberkenfig and following signs for Tondu. Proceed towards the centre of Tondu and turn onto Bryn Road, then follow the road towards GlanYNant. Continue into the residential development, take the second left and follow the road around where the property can be found on the right hand side.

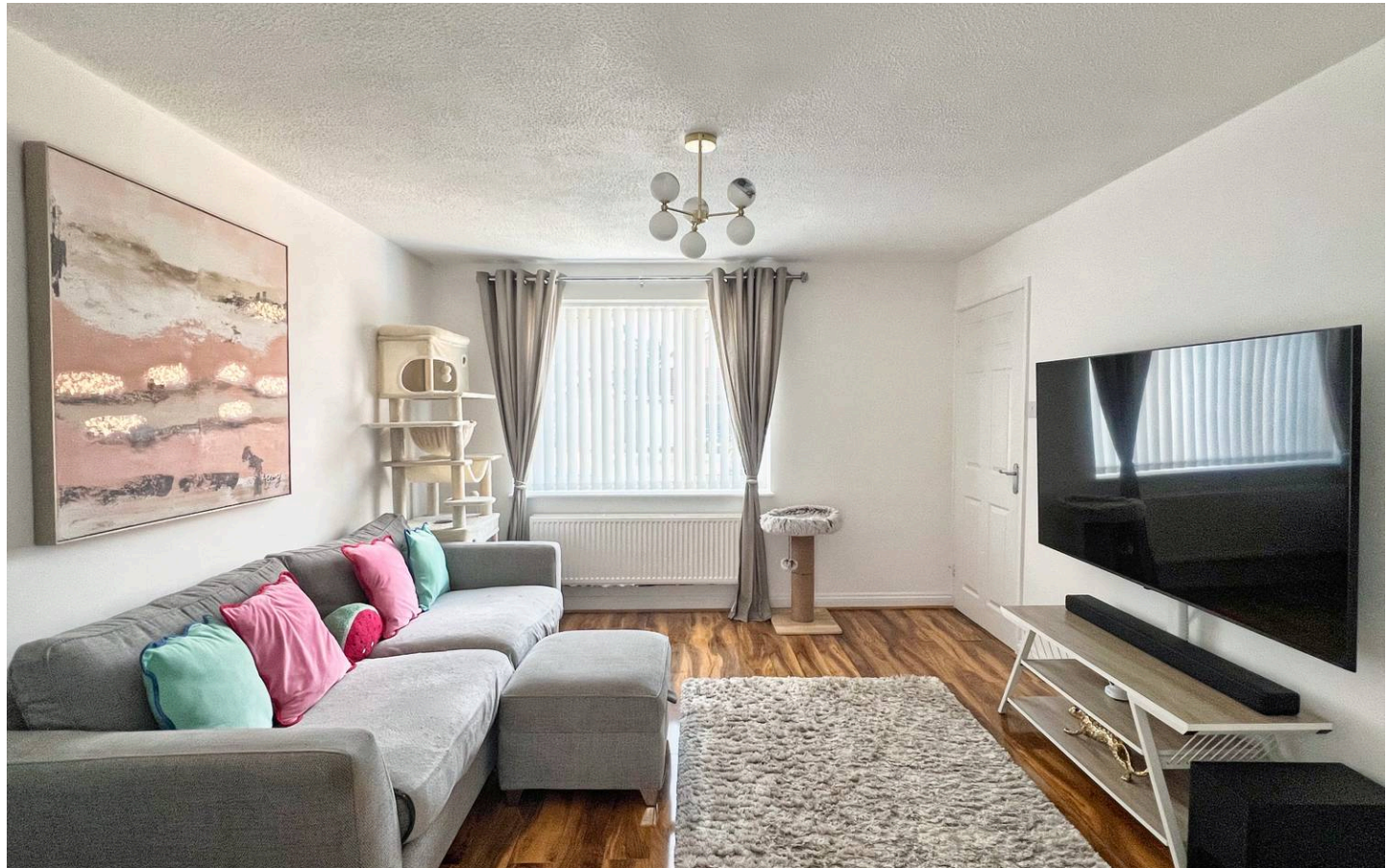
A beautifully presented two double bedroom home offering spacious accommodation, a modern kitchen/diner, landscaped rear garden, driveway parking and a garage to the side.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



A beautifully presented two double bedroom home offering well-proportioned accommodation, ideal for first-time buyers, professionals or those looking to downsize. The property benefits from a spacious lounge, a modern kitchen/diner with French doors opening onto the rear garden, two generous double bedrooms with fitted wardrobes and a family bathroom. Externally, the property enjoys a landscaped, enclosed rear garden, driveway parking for two vehicles and a garage.

Ground Floor

The property is entered via a UPVC double glazed front door into a welcoming entrance hall, finished with laminate flooring and a staircase rising to the first floor. A door leads through to the lounge.

The lounge is a spacious and comfortable reception room with a window overlooking the front garden, allowing plenty of natural light. The room benefits from laminate flooring and a useful under stairs storage cupboard providing ample space for household items. A door to the rear leads through to the kitchen/diner.

Positioned at the rear of the property, the beautifully presented kitchen/diner offers a practical and sociable space, comfortably accommodating a four-seater dining table. The kitchen is fitted with a range of base, wall and drawer units complemented by work surfaces and a 1.5 bowl sink unit positioned beneath a window overlooking the rear garden. Integrated appliances include an electric oven, gas hob and washing machine, with additional space for a freestanding fridge/freezer. Further features include partially tiled walls, tile-effect laminate flooring and a wall-mounted Worcester combi boiler, installed approximately 2013. French doors open directly onto the rear patio, providing an attractive connection between the kitchen/diner and garden.

First Floor

The carpeted staircase rises to the first floor landing, which provides access to both double bedrooms and the family bathroom. The landing also benefits from a loft access hatch and a power point. The loft is partially boarded.

Bedroom one is a double bedroom positioned at the front of the property, enjoying natural light through a front-facing window. The room features laminate flooring, built-in double wardrobes providing hanging and storage space, and ample room for additional bedroom furniture, including a dressing table.

Bedroom two is another double bedroom overlooking the rear garden. A particular feature of this room is the full wall of sliding mirrored wardrobes, offering excellent hanging and storage facilities whilst enhancing the sense of space.

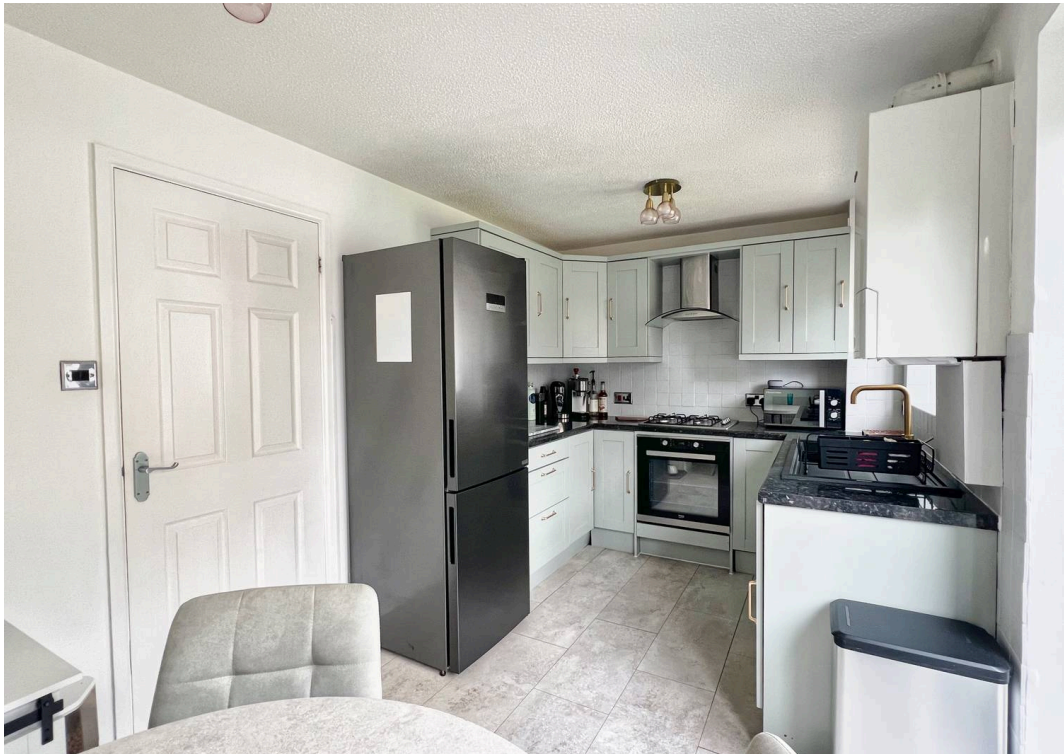
The family bathroom is fitted with a white three-piece suite comprising a panelled bath with thermostatic shower over and glass shower screen, WC and pedestal wash hand basin. The walls are fully tiled, with additional features including a fitted mirror, shaver point and an obscure glazed window to the rear.

Outside

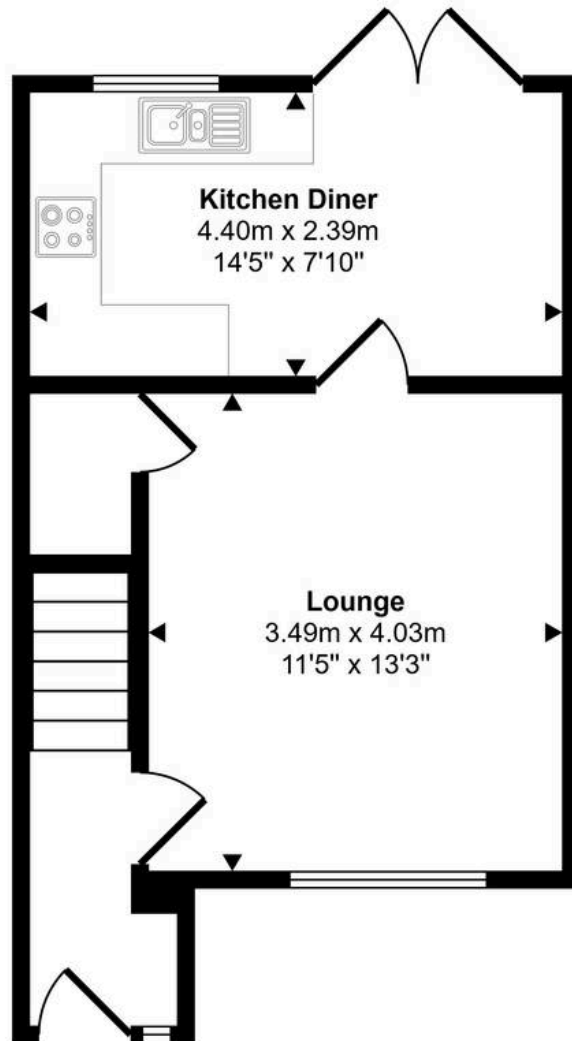
To the front, the property is approached via a tarmac driveway providing off-road parking for two vehicles and leading to the garage. A pathway provides access to the front entrance, whilst the front garden is predominantly laid to lawn with a decorative chipping border beneath the window.

The enclosed rear garden has been attractively landscaped to provide an appealing and manageable outdoor space. A paved patio extends from the rear of the property, ideal for outdoor dining and entertaining, with the remainder of the garden laid to lawn and complemented by decorative chipping borders. The garden is enclosed by timber feather-edge fencing. The current vendors have a purpose-built outdoor cat enclosure (catio), providing a secure space for cats to enjoy the outdoors.

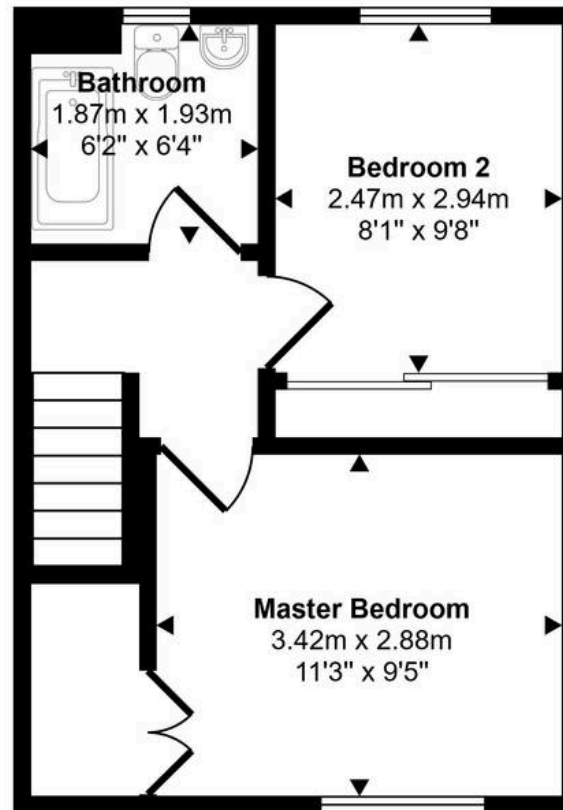




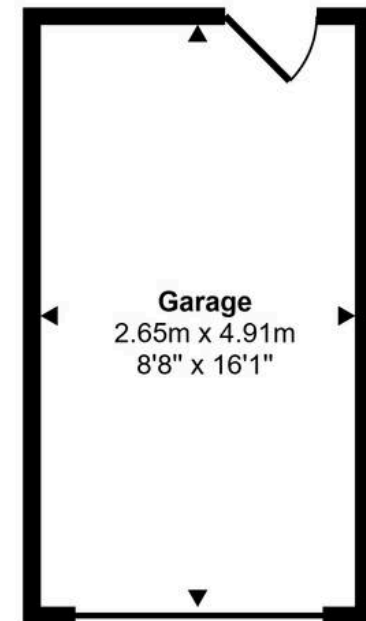
Approx Gross Internal Area
73 sq m / 788 sq ft



Ground Floor
Approx 31 sq m / 332 sq ft

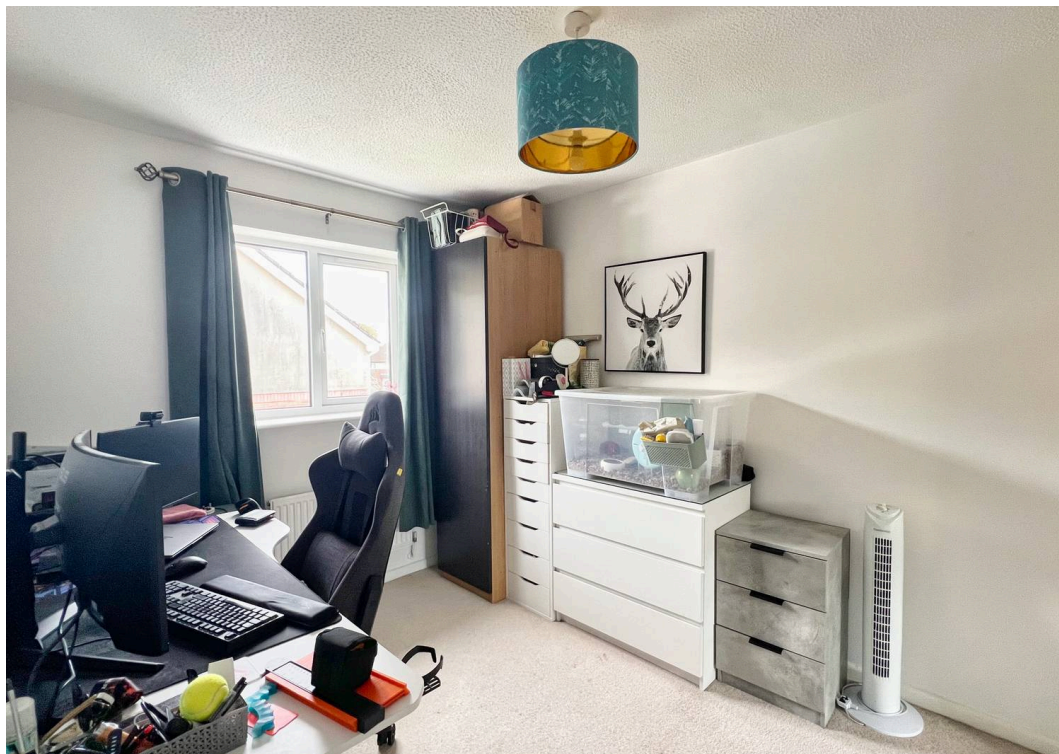
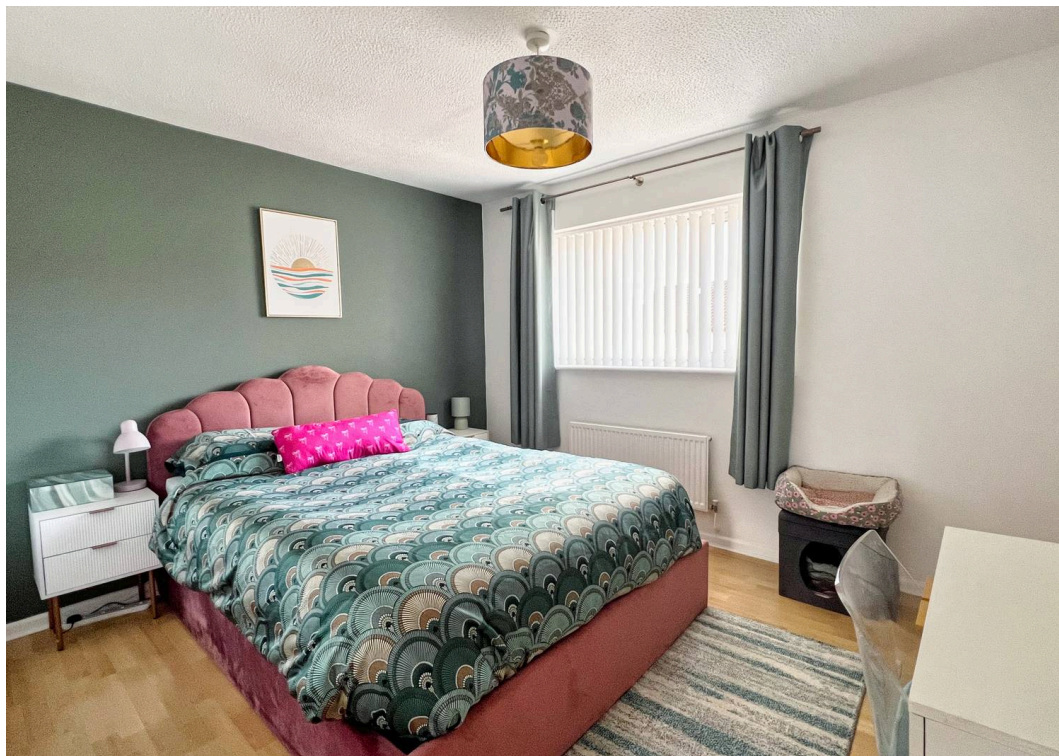


First Floor
Approx 29 sq m / 316 sq ft



Garage
Approx 13 sq m / 140 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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