







Derllwyn Road  
Tondu, Bridgend, CF32 9DL

£264,500

 4  2  3  E

## Derllwyn Road

Tondu, Bridgend, CF32 9DL

Situated on Derllwyn Road in the charming village of Tondu, Bridgend, this extended semi-detached house offers a delightful blend of space and comfort, making it an ideal family home. With four well-proportioned bedrooms, this property is perfect for those seeking room to grow. The house boasts three inviting reception rooms, providing ample space for relaxation and entertainment, along with a convenient downstairs shower room.

The fitted kitchen is both functional and welcoming, making meal preparation a pleasure. On the first floor, you will find the four bedrooms, each offering a peaceful retreat, complemented by a family bathroom that caters to the needs of a busy household.

Outside, the property features off-road parking at the front, ensuring convenience for residents and guests alike. The front forecourt adds to the home's curb appeal, while the enclosed rear garden provides a private outdoor space for children to play or for hosting summer gatherings.

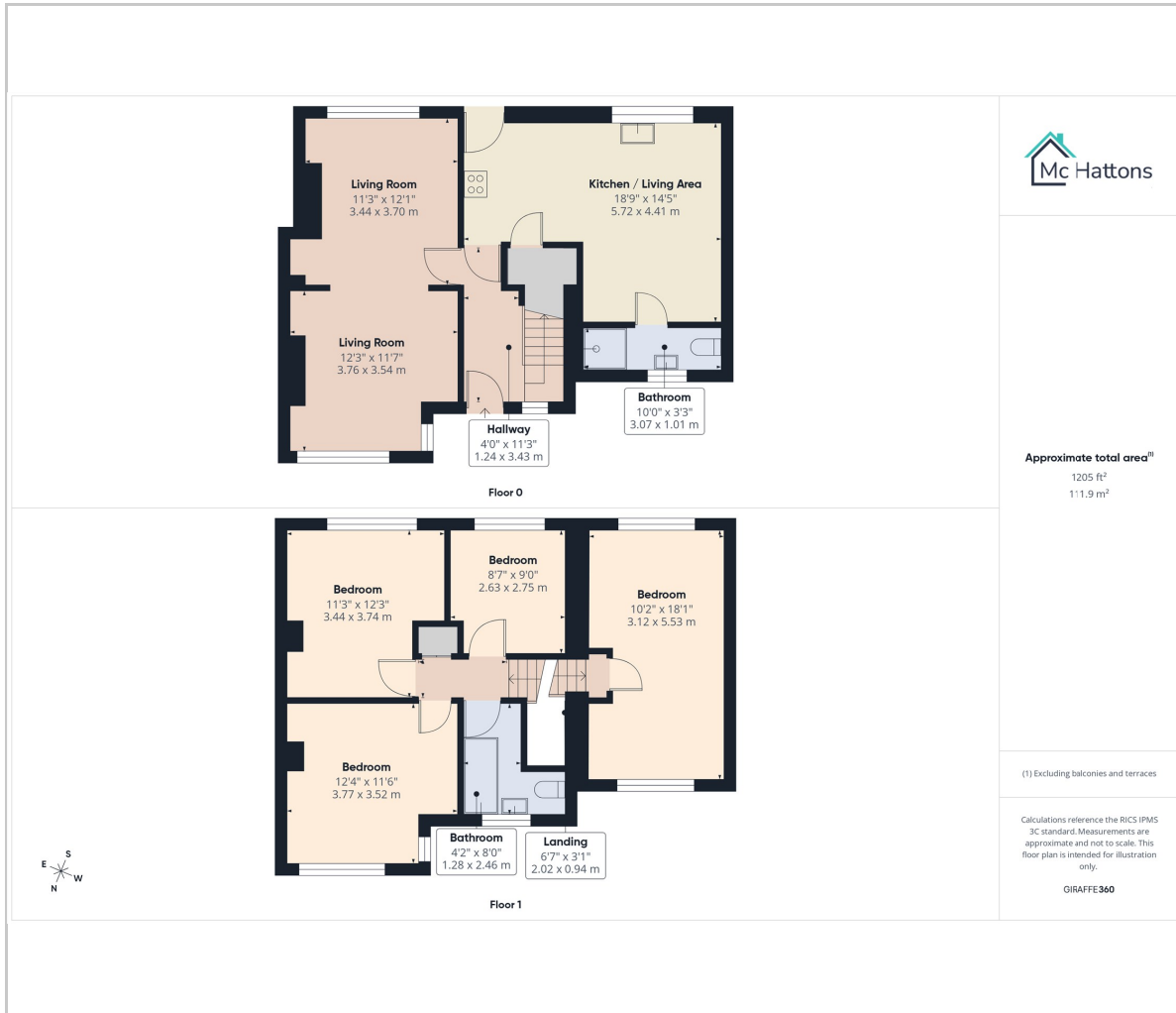
Situated within the picturesque surroundings of Tondu, this home is just a stone's throw away from the beautiful Tondu Parc Slip Nature Reserve, perfect for nature lovers and outdoor enthusiasts. The village is well-equipped with local shops and is conveniently located near the valley link train station, offering easy access to nearby areas. Additionally, the M4 corridor and McArthur Glen Designer Outlet, along with Sainsbury's Supermarket, are within easy reach, making this location both practical and desirable.

Early viewing is essential to fully appreciate the charm and potential of this family home. Don't miss the opportunity to make this lovely property your own.





## Floor Plan



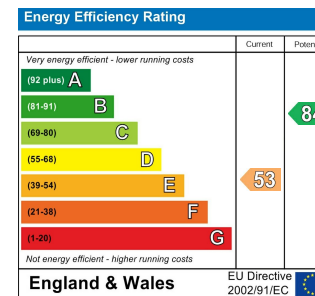
## Area Map



## Viewing

Please contact our McHattons- Bridgend Office on 01656659262 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

7 Dunraven Place, Bridgend, CF31 1JF  
 Tel: 01656659262 Email: [bridgend@mchattons.co.uk](mailto:bridgend@mchattons.co.uk) [www.mchattons.co.uk](http://www.mchattons.co.uk)