

HUNTERS®

HERE TO GET *you* THERE

HUNTERS®

HERE TO GET *you* THERE



Derllwyn Road
Tondu, Bridgend, CF32 9DG

£330,000

4 1 4 G

Council Tax: E



Bryn golwg Derllwyn Road

Tondu, Bridgend, CF32 9DG

£330,000



General

Tondu is a charming village located in Bridgend, Wales. Known for its picturesque surroundings and friendly community, Tondu offers a peaceful and idyllic setting for residents to call home.

One of the major benefits of living in this area is its excellent transport links. The village is conveniently located near major roads such as the M4 motorway, making it easy for residents to travel to nearby cities like Cardiff and Swansea. Additionally, there are regular bus services that connect Tondu to surrounding areas, providing residents with easy access to amenities and attractions.

Tondu also boasts a range of local amenities that cater to residents' needs. The village has a variety of shops, restaurants, and cafes, as well as a supermarket for convenient grocery shopping. There are also sports facilities, including a leisure centre and playing fields, providing residents with opportunities for physical activity and recreation.

One of the highlights of living in Tondu is its beautiful natural surroundings. The village is surrounded by lush green countryside, with plenty of scenic walking and cycling routes for residents to explore. Nearby attractions include the stunning coastlines of Porthcawl and Ogmore-by-Sea, as well as the picturesque valleys of the Brecon Beacons National Park.

Tondu is also home to several schools, making it an ideal location for families with children. The village has both primary and secondary schools, as well as childcare facilities and after-school programs for

parents' convenience. With a strong sense of community spirit and a range of amenities and attractions, Tondu offers residents a peaceful and welcoming place to call home.

Bryn Golwg is a detached four bedroom home with many original features including high ceilings, panelling & open fireplaces.

Hallway

with carpets, papered walls and styrene ceilings with moulded covings with central lighting, stairs to first floor, doors to:

Lounge

11'5" x 11'4" (3.48m x 3.45m)

With carpets, papered walls and styrene ceiling which are coved with central light fitting, radiator, bay window to front with original panelling, tiled fire surround and hearth and open fire.

Reception

11'5" x 10'1" (3.48m x 3.07m)

With carpets, papered walls and ceiling which is coved with central light fitting, bay window to front, tiled fire surround and hearth and open fire.

Dining

11'3" x 9'10" (3.43m x 3.00m)

With carpets, papered walls and styrene ceiling which are coved with central light fitting, window to rear, tiled fire surround and hearth and open fire, under stairs storage.

Kitchen Utility

11'2" x 10'7" (3.40m x 3.23m)

With vinyl tiles, papered walls and styrene ceiling

which are coved with central light fitting, selection of base units in formica with beech effect worktops, window to rear.

Secondary rear lean too which is an addition to the kitchen with vinyl tiles, smooth walls and ceiling with central lighting, sink unit with mixer tap, matching worktop, window and door to rear, airing cupboard.

Landing

with carpets, papered walls and styrene ceilings with central lighting, wood bannister, attic access, doors to:

Bedroom 1

11'6" x 10'6" (3.51m x 3.20m)

with carpets, papered walls and styrene ceiling with central lighting, window to front.

Bedroom 2

12'6" x 8'11" (3.81m x 2.72m)

with carpets, papered walls and styrene ceiling with central lighting, window to front.

Bedroom 3

10'6" x 9'11" (3.20m x 3.02m)

with carpets, papered walls and styrene ceiling with central lighting, window to front.

Bedroom 4

7'11" x 5'8" (2.41m x 1.73m)

with carpets, papered walls and styrene ceiling with central lighting, window to front.

Bathroom

9'8" x 9'0" (2.95m x 2.74m)

with carpets, papered, styrene ceilings with central lighting, 3 piece suite WC, sink and double walk in shower with glass screen and shower, window to rear, airing cupboard.

Gardens

Set on a corner plot with drop kerb leading to concrete driveway for 2-3 cars, access to side workshop in need of some renovation.

Side garden with concrete path to front and side lawn.

Front concrete terrace leading to front lawn with some mature trees.



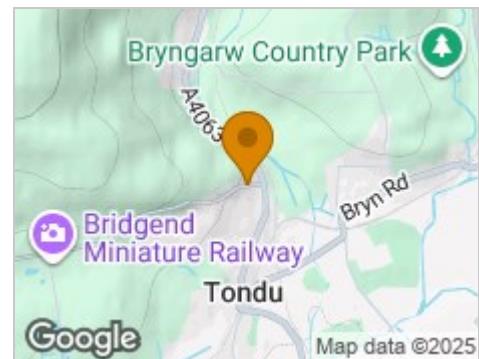
Road Map



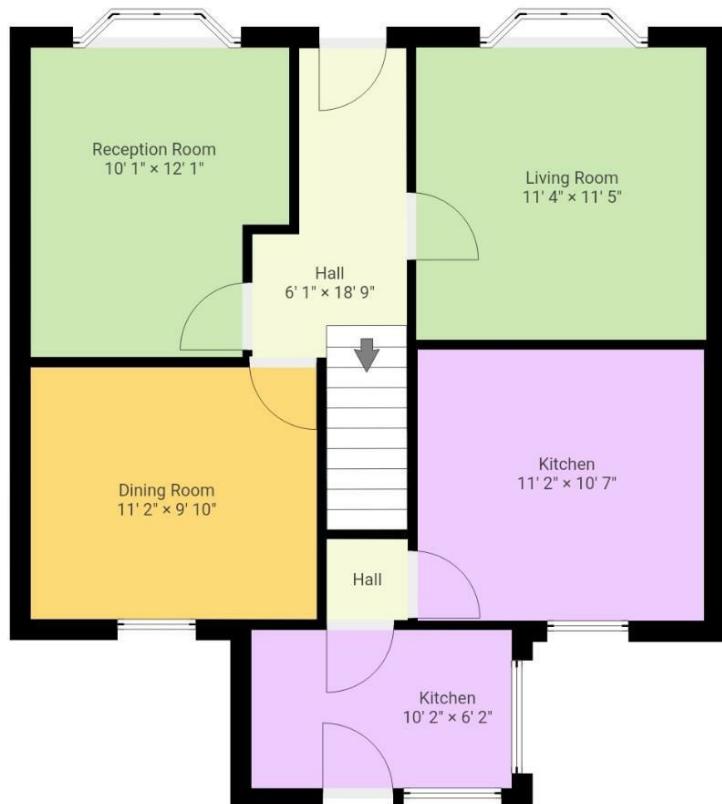
Hybrid Map



Terrain Map



Floor Plan

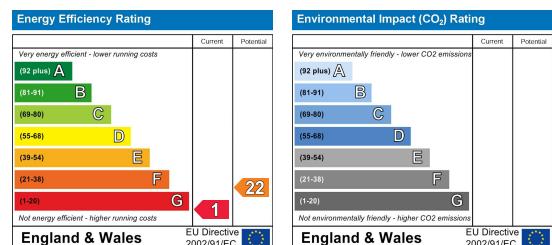


THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.