



Heol Felyn Fach

Tondu, Bridgend, CF32 9DE

£170,000



This two-bedroom semi-detached house is for sale in Tondu, near Bridgend, offering one reception room, a kitchen, a bathroom, off-street parking and both front and rear gardens. The enclosed rear garden with patio and the open front garden with driveway for one car provide outdoor space for everyday use.

Located in Tondu, the property benefits from access to local amenities in the nearby village centre and Bridgend town. Green spaces and established walking and cycling routes are available in the surrounding area, including access to the local countryside and parks around Bridgend.

Tondu railway station provides regular services to Bridgend, Cardiff and Maesteg, making commuting by train a practical option. Typical journey times are around 5 minutes to Bridgend and approximately 40–45 minutes to Cardiff Central, where onward connections are available across South Wales and to London. Local bus services also link Tondu with Bridgend and neighbouring communities.

The combination of two bedrooms, private parking and garden space may appeal to first-time buyers seeking a house within reach of transport links and local facilities.



Lounge 14'9" x 11'9" (4.50m x 3.58m) with laminate flooring, skimmed walls and textured ceiling which is covered with central lighting, radiator, window to front, front door, stairs to first floor with under stair cupboard.

Kitchen 11'9" x 8'7" (3.58m x 2.62m) with vinyl flooring, skimmed walls and ceiling with central lighting, radiator, selection of base and walls units in a white gloss with granite effect worktops, sink with mixer tap, integral gas hob with electric oven and hood, window and door to rear, wall mounted boiler.

Landing with carpets, skimmed walls and textured ceilings with central lighting, wood bannister, attic access, doors to:

Bedroom 1 11'9" x 11'7" (at widest) (3.58m x 3.53m (at widest)) with carpets, skimmed walls and textured ceiling and central lighting, window to front, radiator, built in wardrobes.

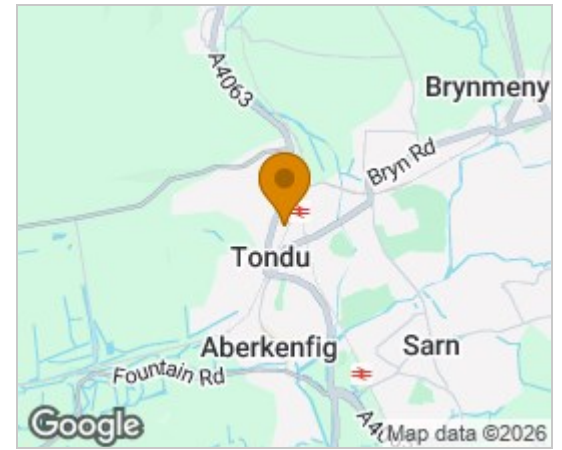
Bedroom 2 8'9" x 7'11" (2.67m x 2.41m) with carpets, skimmed walls and textured ceiling with central lighting, window to rear, radiator.

Bathroom 10'5" x 4'6" (3.18m x 1.37m) vinyl flooring, skimmed walls and textured ceiling with central lighting, sink , wc and bath with mixer shower, window to rear, radiator.

Gardens Front open garden with central path leading to front which has lawn either side, some mature trees, allocated parking space, storage cupboard.

Rear enclosed garden with patio area against house steps to rear artificial lawn, side gated access.

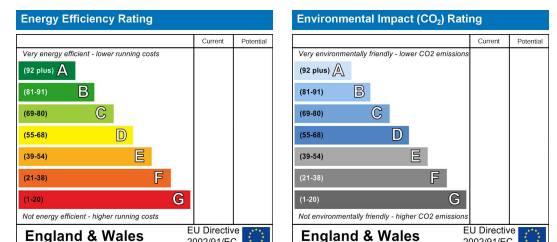
Area Map



Floor Plans



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.