

Payton
Jewell
Caines



49 Park Terrace, Tondu – CF32 9HE

Bridgend

£195,000



49 Park Terrace

Tondu, Bridgend

Step inside this charming two bedroom, grade II listed, terraced cottage. The property is from the Victorian era, built around 1856 and is perfect for first time buyers, small families, or those looking to downsize. It offers a welcoming lounge where you can relax after a busy day, and a separate dining room that's ideal for entertaining friends or enjoying family meals. The kitchen is well laid out, making meal prep a breeze, and the extended ground floor shower room adds a bit of luxury with its underfloor heating and plenty of storage space. Upstairs, you'll find two comfortable bedrooms, both with plenty of space for storage and personal touches. If you want to relax, the property is situated on the periphery of both the 300 acre Parc Slip Nature Reserve and Derllwyn Road conservation area with its historical significance and natural beauty. When wanting busier days, the house is situated close to local amenities, so picking up groceries or grabbing a coffee is easy, and if you commute or travel regularly, the M4 corridor is just a short drive away and Tondu railway station is within easy walking distance. With gas central heating and double glazing throughout, you'll stay warm and cosy all year round. This home has a fresh look with its newly painted neutral colour scheme making it ready for you to move in and make your own, whether you're looking for a quiet retreat or a base close to everything you need. Don't miss your chance to view this lovely property and see how it could be the perfect fit for your next chapter. Being sold with no onward chain.



- Two bedroom Grade II listed Victorian mid terraced cottage
- Lounge and dining room
- Extended ground floor shower room with underfloor heating
- Enclosed rear garden
- Close to local amenities and the M4 corridor
- Wireless inter-linking smoke detectors
- Tondu railway is a short walk away
- Recently installed boiler

Entrance

Via aluminium glazed door leading into the porch.

Porch

3' 7" x 3' 7" (1.10m x 1.10m)

The porch has been designed to ensure light floods through the lounge. A wood effect panelled wall hides the electric meter on one side while a half height brick wall with glazed panel sits opposite. A glazed door leads into the lounge. Fitted carpet and ceiling light.

Lounge

15' 9" x 13' 9" (4.80m x 4.20m)

Fitted carpet, aluminium window to the front, wall lights and glazed door leading into the dining room. Decorative stone chimney breast with electric coal effect fire and alcoves. Hearth and chimney remain giving potential for reverting back to coal fire or log burner installation.

Dining room

14' 9" x 9' 6" (4.50m x 2.90m)

Fitted carpet, aluminium window to the rear and stairs with fitted carpet leading to the first floor. Marble hearth with electric coal effect fire, radiator and glazed door leading into the kitchen. Gas supply capped off but available behind the electric fire (used to be gas fire until approx 8 years ago) and coal fire prior to this.



Kitchen

8' 2" x 7' 3" (2.50m x 2.20m)

Newly fitted LVT flooring in wood effect, aluminium window to the side, radiator and glazed door leading to the rear porch. A range of matching wall and base units with work tops and tiled walls. Space for fridge/freezer, washing machine and cooker.

Rear porch

5' 11" x 2' 7" (1.80m x 0.80m)

Continuation of the LVT flooring in wood effect and storage cupboard. Aluminium glazed door to the side leading to the rear garden and door leading to the shower room.

Shower room

8' 10" x 7' 3" (2.70m x 2.20m)

Extended shower room with recently fitted tiled flooring, under floor heating, two stainless steel towel radiators and PVCu frosted window to the rear. Three piece suite comprising vanity wash hand basin housing a porcelain sink with stainless steel mixer tap, WC and shower with stainless steel shower attachment and glass screen. Wall mounted cupboard with mirror and downlights, extractor fan and stainless steel spot lights.

Landing

Via stairs with fitted carpet and wooden handrail. Papered walls, loft hatch, Wireless inter linking smoke detectors and doors leading off.

Bedroom 1

15' 5" x 13' 9" (4.70m x 4.20m)

Fitted carpet, papered walls, aluminium window to the front, radiator and fitted wardrobes. Wall mounted cupboard, sides tables with glass corner units and vanity unit with drawer space.

Bedroom 2

10' 10" x 8' 10" (3.30m x 2.70m)

Fitted carpet, papered walls, fitted storage and aluminium window to the rear. Cupboard housing the Baxi combination boiler fitted approx. 10 months ago with warranty remaining.

Outside

The rear garden is bound by walls and is laid to lawn with mature bushes. Exit the property onto a paved patio then continue up two steps and along a paved pathway to a rear gate leading to rear lane access. Garden also contains greenhouse and breeze block shed.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	65	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A	63	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		Not environmentally friendly - higher CO ₂ emissions
(21-38) F		
(1-20) G		
England, Scotland & Wales		
EU Directive 2002/91/EC		





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