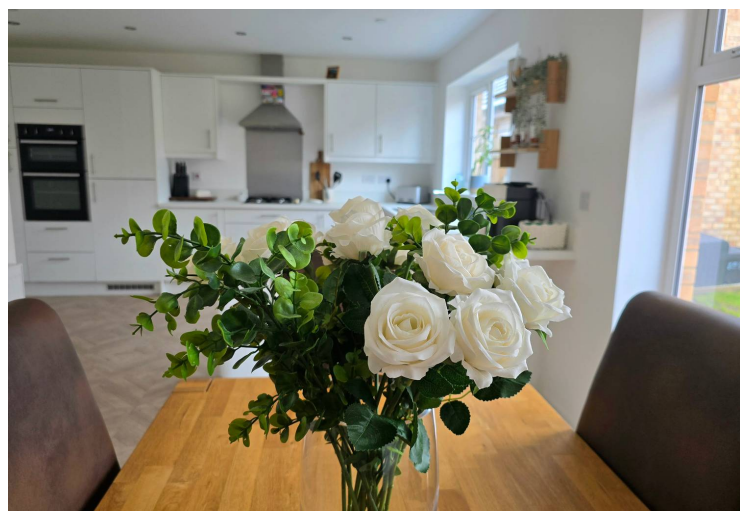




32 Ffordd Glo Caled, Tondu

£350,000 Freehold

Immaculate 3-bed detached home with en-suite, solar panels, garage, enclosed garden, and open-plan kitchen/diner. Sought-after area near amenities and M4. Virtual tour available.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A

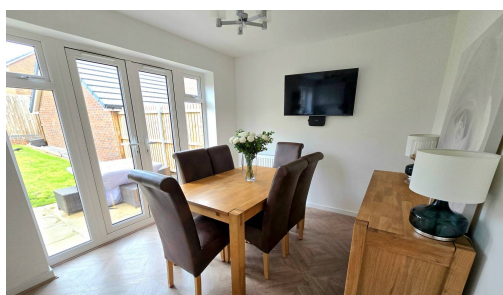
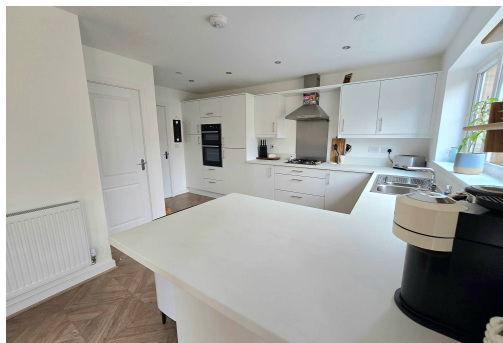
DanielMatthew
ESTATE AGENTS



Immaculate 3-bed detached home with en-suite, solar panels, garage, enclosed garden, and open-plan kitchen/diner. Sought-after area near amenities and M4. Virtual tour available.



- Detached Ferndale Llanmoor Home, Ideal Family Home
- Three Double Bedrooms
- Cloakroom, Family Bathroom & Upgraded En-Suite To Primary Bedroom
- Spacious Lounge
- Open Plan Kitchen/Diner, Perfect For Hosting Family/Friends
- Immaculately Presented Throughout, Ready To Move In
- Solar Panels
- Driveway Leading To Single Garage
- Virtual Tour Available
- Enclosed Rear Garden



Entrance Hallway

Enter via a Obscured composite door with obscured side glass panel into bright and airy entrance hallway, plastered ceiling, plastered walls, quick-step laminate flooring, staircase leading to first floor, space under the stair case for storage, good sized cupboard housing consumer unit, doors leading into;-

Cloakroom/WC

UPVC double glazed obscured window to front aspect, plastered ceiling, plastered walls, vinyl flooring, tiled splashback, two piece suite comprising low level WC and corner pedestal wash hand basin, radiator.

Lounge

17' 3" x 10' 11" (5.26m x 3.33m)

A large spacious Lounge, ideal for relaxing with family/friends. UPVC double glazed window to front aspect, plastered ceiling, plastered walls, fitted carpet, two radiators.

Kitchen/Diner

20' 11" x 14' 10" (6.37m x 4.51m)

The heart of the home is this impressive open plan kitchen/diner, comprising UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to enclosed rear garden, plastered ceiling, plastered walls, continuation of quick-step laminate flooring, a range of matching wall and base units with complimentary work surfaces, one and a half stainless steel sink with drainer and mixer tap, integrated double electric oven with four ring gas hob and extractor hood. Integrated fridge/freezer, washing machine and dishwasher, breakfast bar, and good sized area for dining table and chairs, radiator, storage cupboard housing space for tumble dryer or could be a pantry.

Landing

UPVC double glazed window to side aspect, plastered ceiling with loft access, plastered walls, fitted carpet, radiator, doors leading into all first floor rooms.

Bedroom One

12' 3" x 11' 3" (3.73m x 3.43m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, fitted carpet, radiator, built in fitted wardrobes, door leading into en-suite.

En-Suite

9' 6" x 4' 11" (2.90m x 1.51m)

UPVC double glazed obscured window to front aspect, plastered ceiling, plastered walls, vinyl flooring, tiled splashback, three piece suite comprising low level WC, floating wash hand basin inset into vanity unit, shower cubicle with mains overhead shower, radiator, large airing cupboard housing combi boiler.

Bedroom Two

14' 1" x 8' 2" (4.30m x 2.49m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, fitted carpet, radiator.

Bedroom Three

12' 5" x 8' 1" (3.78m x 2.46m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, fitted carpet, radiator.

Family Bathroom

6' 9" x 6' 0" (2.07m x 1.83m)

UPVC double glazed obscured window to side aspect, plastered ceiling, plastered walls, tiled splashback, vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap and mains overhead shower, heated towel rail.



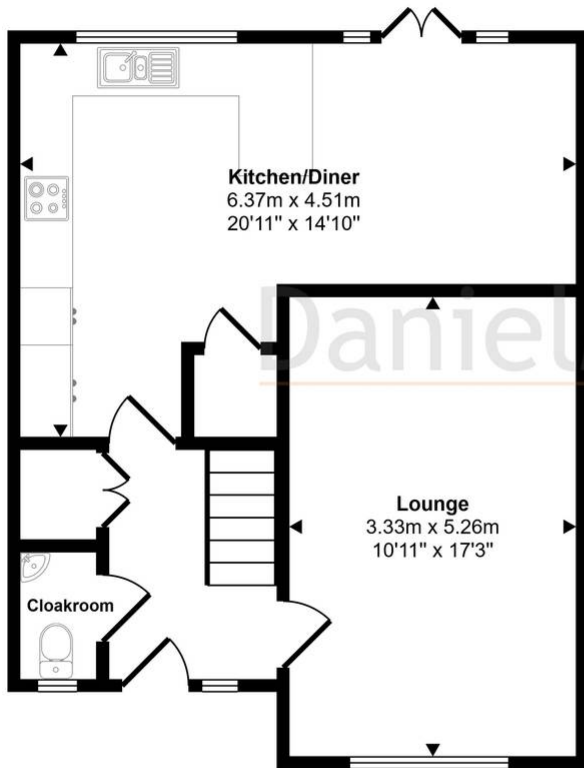
GARDEN

Rear Garden - Access through the French doors from Kitchen/Diner or side gate access, patio area, mostly laid to lawn with decorative stone edging.

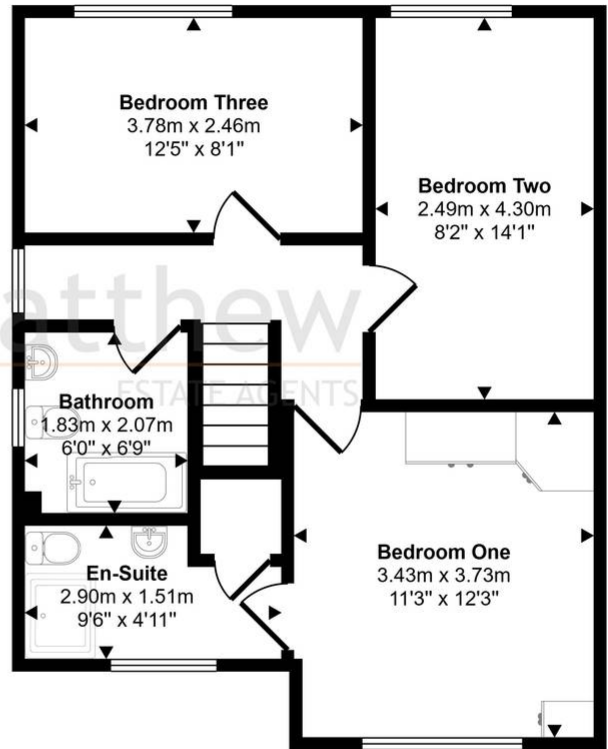




Approx Gross Internal Area
100 sq m / 1073 sq ft



Ground Floor
Approx 50 sq m / 533 sq ft



First Floor
Approx 50 sq m / 539 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.