

24 Heol Felyn Fach

Tondu

Bridgend

Bridgend County.

CF32 9DE

159,995



- TWO BEDROOM MID-LINK PROPERTY
- CONSERVATORY
- UPVC DOUBLE GLAZING WINDOWS
- GAS CENTRAL HEATING
- DRIVEWAY PARKING AT FRONT

Ref: PRA11819

General Description

Gareth L Edwards Ltd are pleased to offer this two-bedroom mid-link property in Tondur with conservatory. The property has uPVC double glazing and gas central heating. The property also benefits from driveway parking at front and is being sold with no ongoing chain. The property is within good access to local facilities and amenities; Tondur Retail Park; Tondur Railway Station and junction 36 of the M4 Motorway and the McArthur Glen Designer Outlet.

The property comprises: - GROUND FLOOR: - Entrance; Porch; Lounge; Kitchen; Conservatory. FIRST FLOOR: - Landing; Family Bathroom; Master Bedroom and One further bedroom. OUTSIDE: - Front and rear gardens with driveway parking at front.

Accommodation

Ground Floor

Entrance

via a half-glazed uPVC front door entering: -

Porch

Ceramic tiling to the floor, double doors leading into a storage area, PVC ceiling, uPVC obscure glazed window to the side, fully glazed uPVC door leading into: -

Lounge (15' 6" x 12' 2") or (4.73m x 3.71m)

uPVC window to the front, fitted carpet, white spindle staircase leading to first floor, artex ceiling, double radiator.

Kitchen (9' 4" x 12' 5") or (2.84m x 3.79m)

Range of base and wall units in white with chrome fittings, complimentary worktop, stainless steel sink unit, ceramic hob, electric oven, extractor fan, splashback tiling, two glass display cabinets, plumbed for automatic washing machine, space for fridge-freezer, space for tumble dryer, one double radiator, artex ceiling, vinyl flooring, wall mounted combi boiler, uPVC window to the rear, fully glazed door leading out into the: -

Conservatory

uPVC conservatory, vinyl flooring, fan lighting, one radiator, feature uPVC French doors.

First Floor

Landing

Fitted carpet, skimmed ceiling, loft access.

Family Bathroom

Three-piece suite in white, chrome mixer shower taps over the bath, fully tiled around the bath area with glass shower screen, splashback tiling behind the sink unit, ceramic tiling to the floor, artex ceiling, uPVC obscure glazed window to the rear, chrome heated towel rail.

Master Bedroom (12' 2" x 12' 6") or (3.71m x 3.81m)

uPVC window to the front, fitted carpet, one radiator, artex ceiling.

Bedroom 2 (9' 4" x 7' 10") or (2.85m x 2.40m)

uPVC window to the rear, fitted carpet, one radiator, artex ceiling.

Outside

Front

Open plan front with mature plants and shrubs, driveway parking.

Rear

Generous size rear garden with an astro turf area and wooden shed (to remain).

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:78

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.