

FOR
SALE



22 Clos Gwaith Brics, Tondy, Bridgend, Mid Glamorgan CF32 9GA

£250,000 - Freehold

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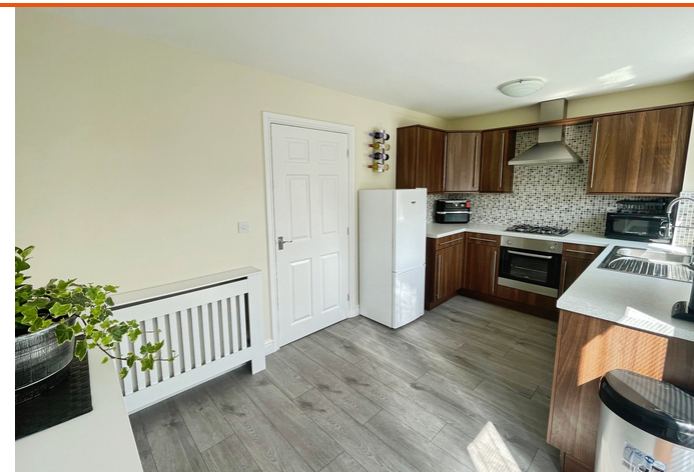
Payton
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PROPERTY SUMMARY

We are delighted to offer this WELL PRESENTED three bedroom detached house situated within the modern development of Tondy. The property benefits from a downstairs w.c. lounge, kitchen/diner, three bedrooms, family bathroom, rear garden and OFF ROAD PARKING.

POINTS OF INTEREST

- Well presented three bedroom detached house
- Kitchen/diner
- Downstairs w.c.
- Driveway parking
- EPC - C / Council tax - D
- Viewing recommended
- Suitable for first time buyers and small family unit



ROOM DESCRIPTIONS

Description

Entrance

Via frosted glazed PVCu front door into the entrance porch.

Entrance Porch

1.80m x 1.0m (5' 11" x 3' 3")

Emulsioned ceiling and walls with laminate flooring, radiator, wall mounted alarm system and consumer box. Doors leading to the w.c. and lounge.

Downstairs w.c.

0.80m x 1.60m (2' 7" x 5' 3")

Emulsioned ceiling and walls, laminate flooring, radiator and frosted PVCu window to front of the property. Two piece suite comprising corner pedestal wash hand basin with stainless steel mixer tap, tiled splash back and a low level w.c.

Lounge

4.50m x 4.0m (14' 9" x 13' 1")

Emulsioned ceiling and walls, laminate flooring, radiator and PVCu window with wooden blinds. Stairs leading to the first floor with fitted carpet and balustrade. Doors leading to under stairs storage and kitchen/diner.

Kitchen/Diner

4.40m x 2.60m (14' 5" x 8' 6")

Emulsioned ceiling and walls, laminate flooring, radiator, PVCu window with fitted blinds overlooking the rear garden and PVCu window above the sink with fitted blinds. A range of wall and base units with complementary work surfaces and tiled splash backs. Stainless steel sink/drainers with mixer tap and spray function. Stainless steel extractor fan, four ring gas hob and oven. Space for freestanding fridge/freezer and washing machine.

Landing

Via stairs with spindle balustrade and fitted carpet. Emulsioned ceiling and walls, radiator and wall mounted Hive system. Frosted PVCu window overlooking the side of the property with fitted blinds. Doors leading to three bedrooms and bathroom. Airing cupboard housing the Worcester style combination boiler with new filtration system. Pull down loft ladder leading to boarded attic with electricity.

Family Bathroom

1.80m x 1.90m (5' 11" x 6' 3")

Emulsioned ceiling and walls, tiled splash back, stainless steel towel rail, extractor fan and tiled wood effect flooring. Three piece suite comprising low level w.c. vanity unit with porcelain wash hand basin and stainless steel mixer tap and bath with stainless steel mixer tap, mixer shower and stainless steel and glass shower screen. Frosted PVCu window overlooking the rear of the property with fitted blinds.

Bedroom 1

3.60m x 2.40m (11' 10" x 7' 10")

Emulsioned ceiling and walls, radiator, fitted carpet and PVCu window overlooking the front of the property with fitted blinds. Fitted wardrobes and wall units.

Bedroom 2

2.90m x 2.40m (9' 6" x 7' 10")

Emulsioned ceilings and walls, fitted carpet, radiator and PVCu window overlooking the rear of the property with fitted blinds. Double wardrobe and built in storage.

Bedroom 3

2.70m x 1.90m (8' 10" x 6' 3")

Emulsioned ceiling and walls, fitted carpet, PVCu window with fitted blinds overlooking the front of the property and built in storage over the stairwell.

Outside

Tarmac driveway for off road parking for up to two vehicles. Paved steps leading up to the property with decorative stones and external light. Black wrought iron fencing and balustrade. Wooden gate leading to the rear garden.

Enclosed rear garden via wooden fencing, outdoor tap, laid to patio and lawn with shed to remain. Side access to the front of the property.

NOTE

We have been advised by the vendor that the property has had new double glazing and has been completely refurbished throughout.

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: C (76)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



