



Heol Adare, Tondu, Bridgend, Bridgend
County. CF32 9EP

£169,950



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Three bedroom semi detached BUNGALOW comprising entrance hallway, lounge, kitchen, three bedrooms and bathroom. Enclosed front and rear gardens. Detached single GARAGE with driveway parking. Beautifully presented and deceptively spacious. Viewing recommended.

£169,950 - Freehold

- Three bedroom semi detached bungalow
- Detached single garage with driveway parking
- Deceptively spacious accommodation
- Modern finishes throughout
- Gas fire combi boiler. EPC - C
- Low maintenance front and rear gardens.



DESCRIPTION

Introducing this deceptively spacious and immaculate three bedroom semi detached bungalow located in Tondur, within easy walking distance of local convenience stores and food outlets. The property offers good access to the M4 motorway at Junction 36 as well as being convenient for the local secondary school. Viewing is recommended.

ENTRANCE

Via part frosted glazed PVCu front door with side frosted glazed panels into the inner hallway.

INNER HALLWAY

Coved ceiling, emulsions walls and wood effect vinyl flooring. Doorway through into the lounge.

LOUNGE (15' 7" x 15' 11") or (4.75m x 4.85m)

Generous sized lounge overlooking the front of the property via PVCu double glazed windows with fitted vertical blinds and finished with central light fitting, coving, emulsions walls with one feature papered wall, skirting and fitted carpet. Feature fireplace housing gas living flame coal effect fire with sandstone hearth and mantle.

KITCHEN (13' 5" x 10' 8") or (4.10m x 3.25m)

Overlooking the side of the property via PVCu double glazed window with fitted venetian blind and accessing the side driveway via part frosted glazed PVCu door. The kitchen is finished with coved ceiling with central light fitting, emulsions walls, skirting and tile effect vinyl flooring. A range of low level and wall mounted units in cream with brushed chrome handles and complementary roll top work surface with ceramic tiles to the splash back. Inset sink with mixer tap and drainer, gas cooker (to remain), plumbing for washing machine and high level fridge/freezer (to remain).

REAR HALLWAY

Fitted storage cupboard housing wall mounted Viessmann gas fired combination boiler and doors leading to three bedrooms and bathroom.

BEDROOM 1 (16' 9" x 8' 10") or (5.10m x 2.70m)

Overlooking the rear garden via PVCu double glazed window with fitted vertical blind and finished with central light fitting, coving, emulsions walls, skirting and fitted carpet. Fitted storage comprising two double wardrobes, two singles and shelving, two chest of drawers and bedside cabinet also to remain.

BATHROOM

Frosted glazed PVCu window to the rear with fitted venetian blind, coved ceiling, radiator, respertex to the wall, skirting and ceramic tiled flooring. Three piece suite in white comprising w.c. wash hand basin and bath with over bath electric shower.

BEDROOM 2/DINING ROOM (10' 8" x 10' 6") or (3.25m x 3.20m)

Overlooking the rear garden via PVCu double glazed French doors with side glazed panels and fitted vertical blind. Central light fitting, coved ceiling, emulsions walls and fitted carpet.



BEDROOM 3 (7' 10" x 10' 8") or (2.40m x 3.25m)

Overlooking the side of the property via PVCu double glazed window and finished with central light fitting, coving, emulsions walls, skirting and fitted carpet.

OUTSIDE

Immaculately presented rear garden enclosed by close board fence, laid to artificial grass with central pathway leading to a raised enclosed area with mature trees and shrubs to the perimeter. Detached single garage with up and over door and driveway to the side with gated access to the public footpath.


Enclosed front garden laid to artificial grass and Cotswold stone with mature trees and shrubs to the perimeter.

NOTE

We have been advised the property is freehold , however the title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	78	
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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