

Broad View ,
Tondu,
Bridgend County.
CF32 9DF

235,000



- Three Bedroom Semi Detached
- Two Reception Rooms
- Lounge/Diner
- Kitchen/Breakfast Room and Utility Room
- Dining Area
- Spacious Bathroom
- Three Bedrooms
- Garden to front and rear
- Call to arrange a viewing on 01656750764

Ref: PRA10482

Viewing Instructions: Strictly By Appointment Only



General Description

Spacious Elevated Three Bedroom Semi situated in the popular village of Tondur. Comprising two reception which includes the spacious lounge/diner, kitchen/breakfast area, dining area and utility room to the ground floor To the first floor three bedrooms and spacious family bathroom. Further benefits gardens to front and rear with rear gates and parking available in the rear lane of the property. This property is well proportioned and a must to view. Close to local ammenties, M4 and accessible areas for beautiful walks. Call our team to arrange a viewing 01656 750764.

Accommodation



Entrance Hallway

Enter via composite door into bright and spacious hallway, beautiful original features, plain walls, plain ceiling, radiator, luxury vinyl tile flooring, access to the first floor via the staircase, access the ground floor rooms and generous under stairs storage.



Lounge/Diner

Spacious and light lounge/diner with a adorable UPVC double glazed bay window to front aspect and UPVC double glazed window to rear aspect, feature fireplace, plain walls, plain ceiling, newly fitted luxury vinyl tile flooring and two radiators.

Reception Room



Dining Area

UPVC double glazed door and window to side aspect, plain walls, plain ceiling, vinyl flooring and radiator.



Kitchen/ Breakfast Room

UPVC double glazed window to side aspect, plain walls, plain ceiling, radiator, space for a small table, range of wall and base units, gas hob and electric oven with extractor over, stainless steel sink with mixer tap and tile splash back.



Utility Room

UPVC double glazed window to side aspect, plain walls, plain ceiling vinyl flooring and plumbing for a washing machine.



Landing

Plain walls, plain ceiling, carpet flooring, attic hatch and access to all first floor rooms.



Bedroom One

UP VC double glazed window to rear aspect, plain walls and feature wall papered, plain ceiling, carpet flooring and radiator.



Bedroom Two

UPVC double glazed bay window to front aspect, plain walls, plain ceiling, carpet flooring and radiator.

Bedroom Three

UPVC double glazed window to front aspect, plain walls, plain ceiling, carpet flooring and radiator.

Bathroom

Immaculate and generous modern bathroom with a modern vinyl flooring, airing cupboard housing the boiler, side UP VC double glazed window, comprising a four piece suite with a panel bath, low level WC, pedestal wash hand basin, shower enclosure with thermostatic shower and towel radiator.

Garden

Front - Generous tiered front with laid to lawn and steps leading to the front of the house, top deck which is perfect for a seating and storage area, side gate access to the garden.

Rear- Wall and fence boundary with rear gates, astroturf, deck seating area which is perfect for entertaining and there is a rear lane for parking also.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: 64

Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

Service Charge

Council Tax

Band Not Specified

Deposit: NOT KNOWN







Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.