

Sunnybank Derllwyn Road
Tondu
Bridgend County
CF32 9DG

£440,000



- Four Good Size Bedrooms
- Detached Family Home
- Three Reception Rooms
- Kitchen/Diner
- Ensuite To Master Bedroom
- Boot Room/Snug
- Garden To Front and Rear
- Off Road Parking For Several Vehicles
- Garage
- Call To View 01656 750764

Ref: PRA10325

Viewing Instructions: Strictly By Appointment Only

General Description

Charming extended cottage situated in the popular village of Tondy. With country walks close by this property allows the accessibility of amenities with a quiet country living. Comprising two reception rooms to the front of the property, family kitchen/diner, study, utility room and cloakroom. To the first floor four good size bedrooms with ensuite to Master bedroom and family bathroom. Further benefits off road parking for several vehicles and garage, large boot room which can also be utilised as a snug, Gardens to front and rear. This property is well proportioned for a growing family. Call our team to arrange a viewing 01656 750764.

Accommodation

Entrance

Enter via composite door to hallway, plain ceiling, plain walls, carpet flooring, stairs to first floor, doors leading to ground floor rooms.



Sitting room (14' 1" x 11' 2") or (4.29m x 3.40m)

UPVC double glazed sash style window to front aspect, plain ceiling, plain walls, laminate flooring, radiator, fire with surround.



Lounge (14' 1" x 15' 5") or (4.29m x 4.69m)

UPVC double glazed sash style window to front aspect, plain ceiling, plain walls with feature alcove, laminate floorings, radiator, fire with surround, understairs storage cupboard, door to kitchen/diner.



Kitchen / Dining Room (12' 3" Max x 18' 3" Max) or (3.73m Max x 5.57m Max)

UPVC double glazed window to rear aspect. Matching wall and base units with complementary work surface, Belfast sink, space for range cooker, space for large fridge/freezer. Plain ceiling, plain walls with tiled splashback, tiled flooring, radiator, doors leading to further rooms.



Utility Room (7' 0" x 6' 8") or (2.13m x 2.02m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, tiled flooring, radiator, plumbing for washing machine, space for tumble dryer.



Study (9' 9" x 6' 8") or (2.97m x 2.02m)

UPVC double glazed window to side aspect, plain ceiling, plain walls, radiator, laminate flooring. Currently being used as a ground floor bedroom.



Cloakroom/w.c

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls, low level WC, wash hand basin within vanity unity, column style radiator.



Snug (12' 2" x 10' 8") or (3.72m x 3.24m)

Dual aspect UPVC double glazed doors leading to the front and rear of the property, tiled flooring, door leading into the main body of the house.

Landing

Plain ceiling, access to loft, plain walls, carpet flooring, doors leading to all first floor rooms.



Master Bedroom (10' 11" x 14' 2") or (3.32m x 4.31m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, carpet flooring, radiator, door to ensuite.



En Suite (8' 11" x 6' 9") or (2.71m x 2.07m)

UPVC double glazed obscured window to side aspect, Plain walls with exposed stone feature wall, low level WC, pedestal wash hand basin, panelled bath with shower over, vinyl flooring.



Bedroom Two (14' 3" x 14' 1") or (4.35m x 4.28m)

Two UPVC double glazed sash style windows to front aspect, plain ceiling, plain walls, carpet flooring, radiator.



Bedroom Three (10' 4" x 14' 2") or (3.15m x 4.31m)

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



Bedroom Four (12' 2" x 7' 6") or (3.72m x 2.29m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, carpet flooring, radiator. Currently being used as an office.



Bathroom

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls with feature panelling, low level WC, pedestal wash hand basin, panelled bath, column radiator.



Outside

Front - Path leading to property, laid to lawn with mature shrubbery.

Rear - Laid to lawn, three patio areas, mature hedging and trees, pond with fish (fish to remain)

Services

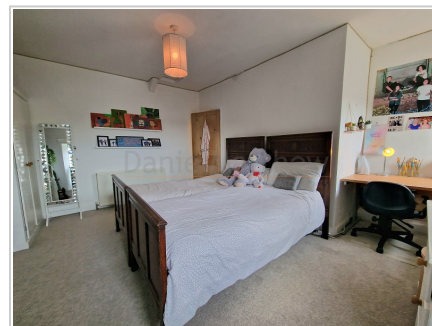
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E





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.