

14 Llynfi Street
Tondu
Bridgend County
CF32 9DR

£139,950



- Three Bedroom Terrace
- Lounge/Diner
- Utility Area in the lean to.
- Kitchen
- Bathroom
- Three Bedrooms
- Located in tondu and close to the shopping complex in tondu.
- Summer House at the rear of the garden
- Close to train station and excellent M4 links and Train station.
- Ideal first time home

Ref: PRA10442

Viewing Instructions: Strictly By Appointment Only



General Description

* Three Bedroom Terrace * Daniel Matthew are pleased to offer for sale this three bedroom mid terrace house. Comprising entrance hall, lounge/diner, kitchen and bathroom. To the first floor three bedrooms. Further benefits garden to rear with generous summerhouse. Street parking in a no through road, close to the M4 and excellent rail link in town, close to the local shopping complex. Call our team to arrange a viewing 01656 750764.

Accommodation



Entrance Hallway

Enter via UPVC double glazed door into the hallway, textured ceiling, plain walls, radiator and door leading to ground floor rooms and access staircase to first floor bedrooms.



Lounge/Diner (20' 11" x 11' 05") or (6.38m x 3.48m)

UPVC double glazed window to front aspect and window to rear aspect of this generous space which is 20 ft x 11 ft which make it a lovely space for lounge and dining furniture, Fireplace and surround with space for an electric fire, plain walls, plain ceiling, laminate flooring, two radiators and door access to the kitchen.



Kitchen (11' 11" x 8' 01") or (3.63m x 2.46m)

Range of wall and base units with complimentary worktops, stainless steel sink and mixer tap, gas cooker and electric oven with extractor over, space for fridge freezer, plain walls, textured ceiling, tile flooring and UPVC double glazed window and door to side aspect, access to the utility area.



Utility Area (5' 03" x 8' 10") or (1.60m x 2.69m)

Lean to which is a useful space with wall and base units, stainless steel sink, tile wall and space for a washing machine and tumble dryer, tile floor and access to the rear garden.



Bathroom (8' 0" x 6' 01") or (2.44m x 1.85m)

UPVC double glazed aspect window to rear, three piece suite comprising panel bath with shower over, low level WC, vanity unit wash hand basin, plain walls, textured ceiling, tile floor and towel radiator.

Landing

Plain walls, textured ceiling, carpet flooring and access to the first floor rooms.



Bedroom One (18' 09" x 13' 01") or (5.72m x 3.99m)

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



Bedroom Two (9' 08" x 7' 01") or (2.95m x 2.16m)

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



Bedroom Three (9' 11" x 6' 05") or (3.02m x 1.96m)

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



Outside

Front -To the front on street parking.

Rear- Fence boundary with laid to lawn, patio, top deck area with a summerhouse that has power, side border with patio slabs and gravel.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D67

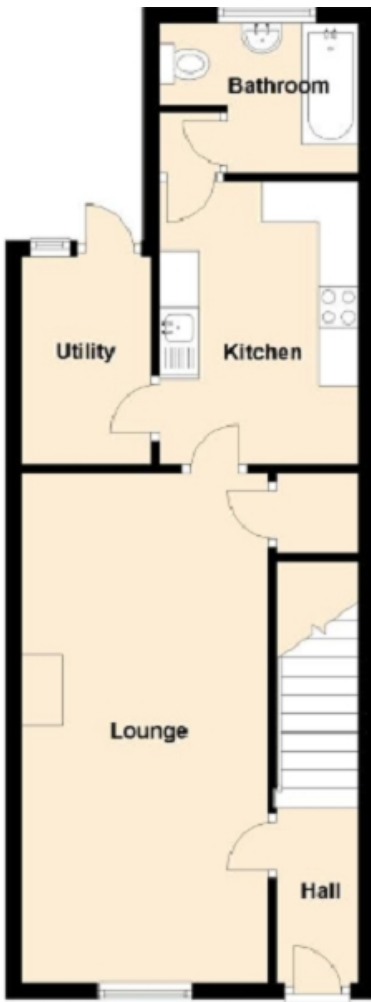
Tenure

We are informed that the tenure is Freehold

Council Tax

Band B





First Floor
Approx. 20.5 sq. metres (205.7 sq. feet)



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.