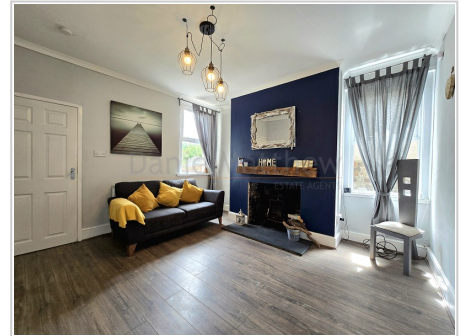


Ashgrove Maesteg Road  
Tondy  
Bridgend County  
CF32 9DW

£199,950



- Detached Two Double Bedrooms
- Two Separate Reception Rooms
- Fitted Kitchen
- Downstairs WC
- Large Four Piece Bathroom Suite
- Multi Fuel Log Fire
- Gardens
- Easy Access to M4 Junction
- NO ONGOING CHAIN



**Ref: PRA10993**

Viewing Instructions: Strictly By Appointment Only

## General Description

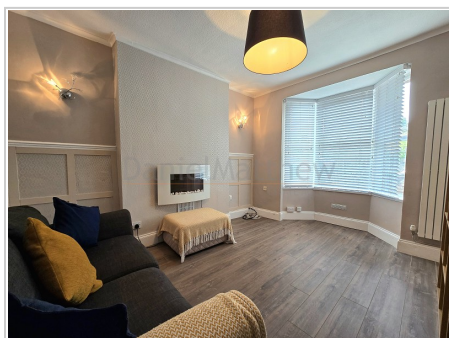
\*\*\* TWO DOUBLE BEDROOM DETACHED HOME WITH NO ONGOING CHAIN \*\*\* Daniel Matthew Estate Agents are pleased to offer for sale this lovely two bedroom detached property situated in the popular residential area of Tondur, giving easy access to the M4 at junction 36, rail links and local amenities. McArthur Glen designer outlet and Bryngarw county park are both a short drive away. The property comprises to the ground floor, hallway, lounge, dining / family room, kitchen and downstairs cloakroom /WC. To the first floor there are two spacious double bedrooms and a large four piece bathroom suite. Further benefits are an enclosed private rear garden and front gated forecourt. Call our team to arrange a viewing 01656 750764.

## Accommodation



### Entrance Hallway

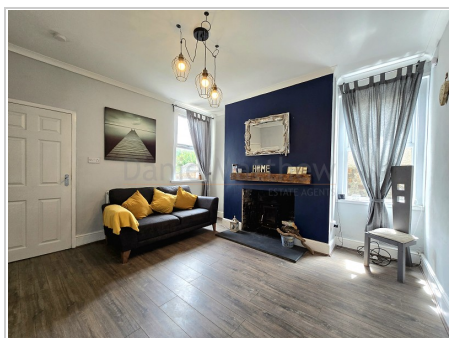
Enter via front door into hallway. Laminate flooring. Radiator. Carpeted staircase off to first floor.



### Lounge (14' 3" Max x 10' 11") or (4.35m Max x 3.32m)

Narrowing to 3.64M

A light and airy room situated to the front of the property with bay window and blinds to remain. Papered ceiling. Vertical modern radiator and wall mounted electric fire on a chimney breast with alcoves. Laminate flooring.



### Dining/Family Room (12' 10" x 11' 5") or (3.91m x 3.47m)

A spacious room with lots of natural light. Skimmed and coved ceiling. Two UPVC double glazed windows. Multi fuel burner on a slate hearth and wood mantel. Laminate flooring. Under stairs storage cupboard. Radiator.



### Kitchen (9' 9" x 8' 9") or (2.96m x 2.67m)

A fully fitted modern kitchen finished in grey which includes a range of wall and base units to include inset draws with coordinating work surfaces and tiling to splash back areas. Electric hob and oven with extractor. One and a half bowl sink with mixer tap and space and plumbing for washing machine. Radiator. Vinyl flooring. UPVC double glazed window with blinds and door out to the garden. Door to WC.





### Cloakroom/w.c (6' 11" x 3' 0") or (2.11m x 0.91m)

A two piece suite in white to include WC and wash hand basin. Tiling to splash back areas. Vertical heated towel rail. Wall mounted combination boiler. Vinyl flooring. UPVC obscure glazed window to rear.



### Landing

The staircase leads to the landing. Fitted carpets. Radiator. Access to loft. Doors leading to first floor rooms.



### Bedroom One (14' 4" x 13' 11" Max) or (4.38m x 4.25m Max)

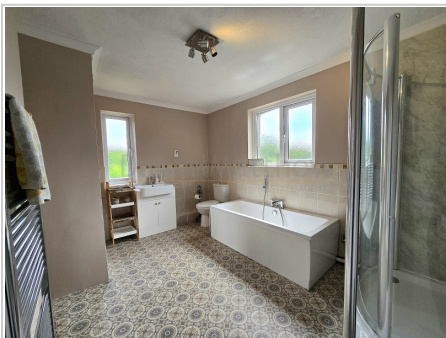
Narrowing 6.64m

Situated to the front of the property with a UPVC double glazed bay window plus a second window both with blinds to remain. Radiator. Fitted carpets.



### Bedroom Two (12' 10" x 8' 10") or (3.91m x 2.69m)

Situated to the rear of the property with a UPVC double glazed window over looking the rear garden. Radiator. Fitted carpets.



### Bathroom (13' 0" x 9' 2") or (3.95m x 2.80m)

A larger than average four piece bathroom suite to include a double shower cubicle, WC, panelled bath and sink built into a vanity unit. Tiling to all splash back areas. Vertical heated towel rail. Airing cupboard. Vinyl flooring. Two UPVC obscure double glazed windows. Spot lights.



## Garden

A fully enclosed private rear garden which include a patio with a path leading to an artificial grass area plus decking. Garden shed. The garden has some lovely space to relax and entertain. Access via the side to the front of the property.

The front is enclosed with a brick wall and railings. The gate leads to a forecourt area.

## Services

Mains electricity, mains water, mains gas, mains drainage

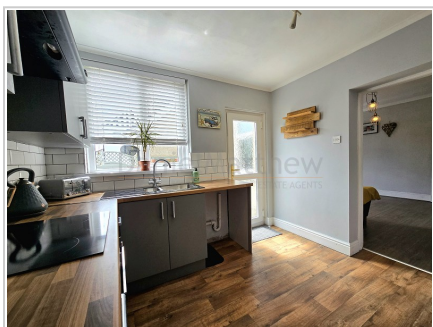
EPC Rating: D59

## Tenure

We are informed that the tenure is Freehold

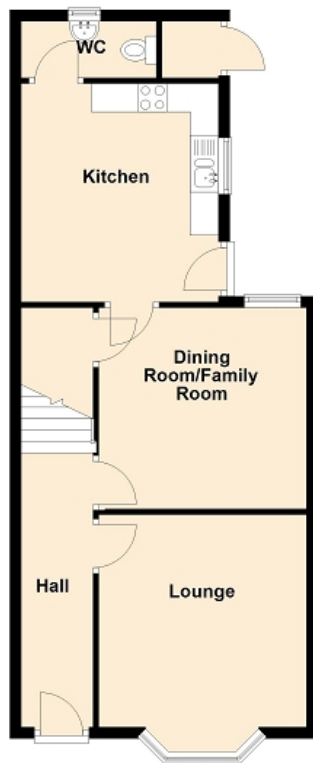
## Council Tax

Band D





**Ground Floor**



**First Floor**



*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.*