

Plot 105 Llanmoor Homes Site  
Tondy  
Bridgend County  
CF32 9HZ

£311,995



- Spacious lounge with french doors to rear garden
- Large kitchen/dining area
- Feature glazed panel to dining area
- Downstairs cloakroom
- Family bathroom
- En suite to Master Bedroom
- Detached garage
- Energy efficient heating system
- NHBC ten year warranty
- Special Offers Available

**Ref: PRA11035**

Viewing Instructions: Strictly By Appointment Only



## General Description

The Moulton G at Parc Tonde is a beautifully designed three-bedroom detached home, perfectly blending style, comfort, and practicality. This superb property features a spacious lounge with French doors opening onto the rear garden, a generous kitchen/dining area enhanced by a feature glazed panel, and a convenient downstairs cloakroom. The principal bedroom boasts a private en suite, complemented by a modern family bathroom. Additional benefits include a detached garage, energy-efficient heating system, oven, hob, extractor fan, and the reassurance of an NHBC ten-year warranty. Expertly crafted with quality and attention to detail, this home offers elegant living spaces designed for modern family life.

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## Accommodation

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Hallway



Lounge



Kitchen/ Diner

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## Cloakroom/w.c

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## Landing

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Master Bedroom

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En Suite

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Bedroom Two

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Bedroom Three

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Bathroom

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Garage

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Services

Mains electricity, mains water, mains drainage

Tenure

We are informed that the tenure is Freehold

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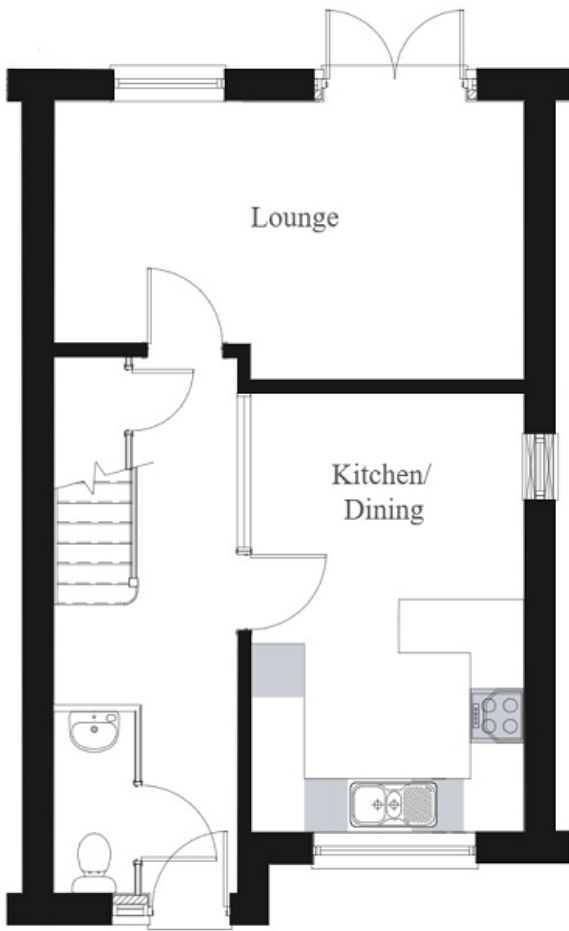


Council Tax

Band Not Specified

Deposit: £0.00





## Ground Floor



### Kitchen/Dining

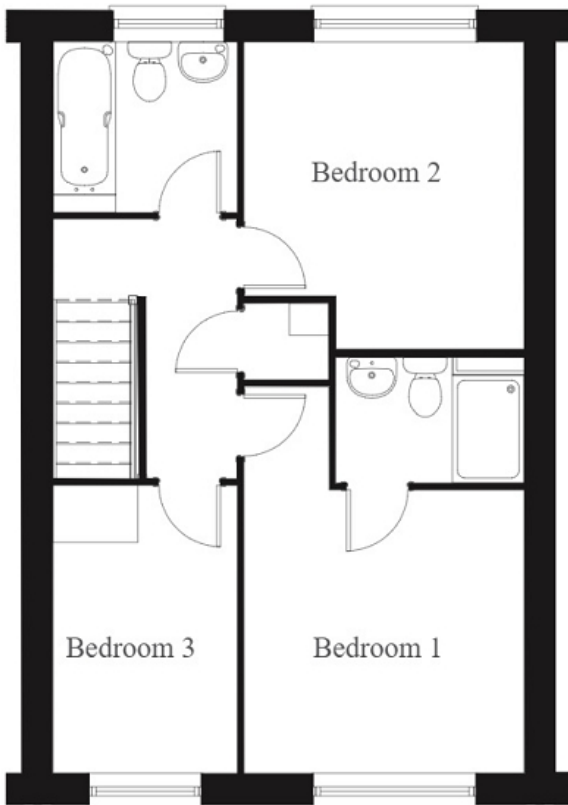
15' 10" x 9' 10"

### Lounge

17' 0" x 10' 0"

### Cloaks

6' 8" x 3' 0"



## First Floor



### Bedroom 1

10' 1" x 10' 3"

### Ensuite

6' 10" x 4' 7"

### Bedroom 2

11' 2" x 10' 1"

### Bedroom 3

10' 4" x 6' 7"

### Bathroom

6' 9" x 6' 3"

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.