



3 Andrews Close, Tondu
Bridgend, CF32 9EQ



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£284,950 Freehold

4 Bedrooms : 2 Bathrooms : 3 Reception Rooms

Watts & Morgan are pleased to present to the market this well presented Four bedroom detached Town house located in Tondy. Within walking distance to shops, public houses, local amenities and within close proximity to J36 of the M4. Accommodation comprises; Spacious entrance Hallway, open-plan Kitchen/Dining/Family Room, Study, Utility room with WC. First floor Landing, Lounge, master bedroom with 3-piece en-suite. Three further double bedrooms and family bathroom to the second floor. Externally enjoying off-road parking and a single detached garage with low maintenance rear garden. EPC Rating "B".

- Bridgend Town Centre 3.8 miles
- Cardiff City Centre 22.1 miles
- M4 (J36) 2.3 miles

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Summary of Accommodation

GROUND FLOOR

Entrance via a uPVC glass stained inset door with glazed panel adjacent leading into the spacious hallway benefiting from laminate flooring and a carpeted staircase to the first floor.

The open plan Kitchen/Dining/Family Room offers;

A Kitchen fitted with a range of high gloss wall and base units with laminate work surfaces and an extended breakfast bar with space for high stools. Integral appliances to remain include; 'Russell Hobbs' microwave, oven with grill, 5-ring hob with extractor fan over, dishwasher and space is provided for a freestanding fridge freezer. Further benefits include one and a half stainless steel sink unit, a uPVC window to the front elevation and laminate flooring with under-floor heating. The extensive family room offers space for freestanding furniture with French doors leading to the patio along with an impressive uPVC window looking out onto the rear garden.

The Utility Room offers additional wall and base units with plumbing provided for further appliances. Further benefiting from; laminate tiled flooring with under-floor heating, wall mounted 'Ferrolti' combi boiler and a door leads into the 2-piece WC featuring a wash-hand basin set within vanity unit, WC and partially tiled walls. A courtesy door leads to the rear of the property.

An additional versatile room is offered to the front of the property which is currently utilised as a home study benefiting from laminate flooring and a uPVC window to the front elevation.

FIRST FLOOR

The First floor Landing benefits from carpeted flooring and a staircase leads to the Second floor.

The Lounge is a generous sized dual aspect reception room benefiting from a neutral décor and carpeted flooring.

The Master bedroom is a spacious sized dual aspect double bedroom benefiting from carpeted flooring and ample space for freestanding furniture. Leading into a partially tiled 3-piece en-suite comprising; a corner shower with sliding glass doors, wash-hand basin and WC. Further benefiting from laminate flooring, partially tiled walls and an obscured uPVC window to the front elevation.

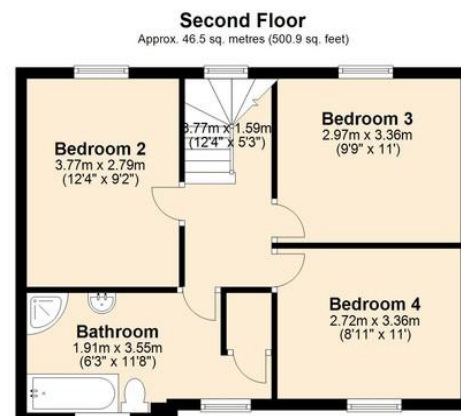
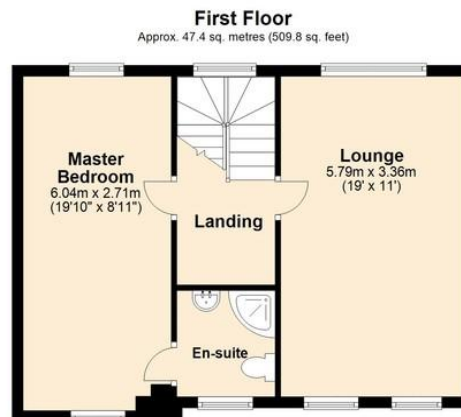
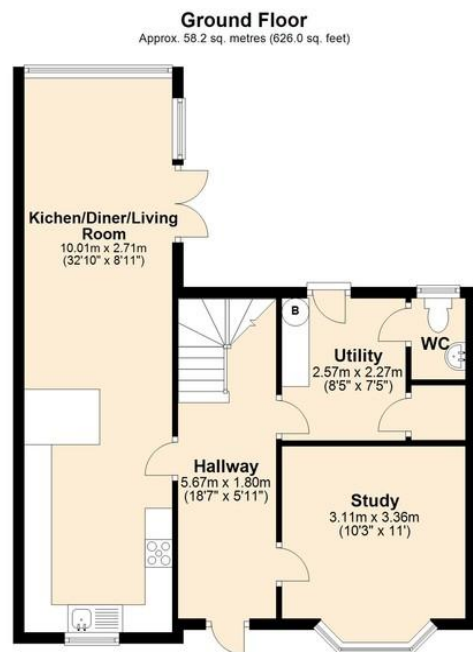
SECOND FLOOR

The Second floor Landing benefits from carpeted flooring and a hatch giving access to the partially boarded loft space.

Bedroom Two is a generous size double bedroom benefiting from carpeted flooring and a uPVC window to the rear elevation.

Bedroom's Three and Four are further double bedrooms benefiting from carpeted flooring, uPVC window's to the rear and front elevation and space for freestanding furniture.

The Family Bathroom has been fitted with a 4-piece contemporary suite comprising; corner shower enclosure, panelled bath, wash-hand basin and WC. Further benefiting from tiled vinyl flooring, partially tiled walls, two uPVC windows to the front elevation and a cupboard for storage.



Total area: approx. 152.0 sq. metres (1636.6 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

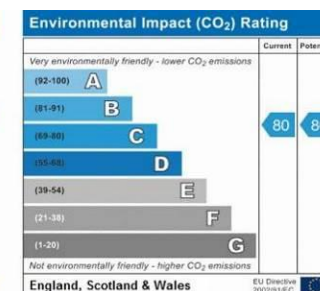
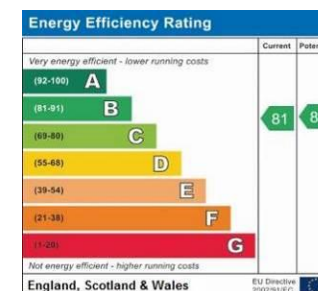
GARDENS AND GROUNDS

No.3 is approached off a small cul-de-sac onto a block Paviour driveway providing off-road parking for approximately 3 vehicles leading to a single detached garage with manual door and full power supply.

The fully enclosed landscaped rear garden offers a patio area ideal for dining furniture and is predominantly laid with astro turf. A uPVC door provides access into the garage and side access gives way to the rear garden.

SERVICES AND TENURE

All mains services connected. Freehold.



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