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58 Clos Pwll Clai, Tondu,  
Bridgend, CF32 9BZ

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£179,950 Freehold

### 3 Bedrooms : 1 Bathroom : 1 Reception Room

Watts & Morgan are delighted to offer to the market this ideal starter home located in a popular development in Tondy. Built by Llanmoor Homes in 2016, this 'Bayswater' design offers good size living accommodation and enjoys neutral decor throughout. Within close proximity to reputable schools, McArthur Glen Retail Outlet and J36 of the M4. Accommodation comprises; hall, WC, generous lounge, modern fitted kitchen/diner. First floor landing, three bedrooms and a 3-piece family bathroom. Externally offering allocated driveway parking for two vehicles and a private lawned rear garden backing onto farmland. EPC Rating; C.

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- Bridgend Town Centre 3.8 miles
  - Cardiff City Centre 21.9 miles
  - M4 (J36) 2.7 miles
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## Summary of Accommodation

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### GROUND FLOOR

Entrance via a composite glazed door into the entrance porch with a 2-piece Cloakroom WC.

A door opens into the generous size Lounge offering a carpeted staircase to the first floor landing with understairs storage cupboard, wood-strip effect laminate flooring and a uPVC window to the front elevation.

The Kitchen/Diner has been fitted with a range of white shaker style units with butchers block surfaces. Appliances to remain include 4-ring gas hob, double oven with grill and extractor hood, integral dishwasher. Plumbing is also provided for one appliance and space for a freestanding fridge freezer. Further benefiting from; a Belfast sink with drainer and mixer tap and a uPVC window to the rear.

Opening into the Dining Area which provides space for dining furniture, offering ceramic floor tiles and uPVC French doors lead out to the rear patio area with views over farmland.

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### FIRST FLOOR

The first floor landing provides a loft hatch which gives access to the loft space, carpeted flooring and an airing cupboard houses the 'Worcester' combi boiler with shelving for laundry.

The master bedroom is a good size double room neutrally decorated with carpeted flooring, a uPVC window to the front elevation and space for freestanding bedroom furniture.

Bedroom Two is a further double room with fitted wardrobe and a uPVC window to the rear offering a lovely open aspect with a private outlook over farmland.

Bedroom Three is a single bedroom - currently used as a dressing room; with wood laminate flooring and uPVC window.

The Family Bathroom has been fitted with a 3-piece suite comprising; panelled bath with mains fed shower over, wash-hand basin and WC. Further features include; partly tiled walls, ceramic floor tiles and a uPVC obscured window.

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### GARDENS AND GROUNDS

No.58 is approached off a quiet cul-de-sac onto allocated tandem parking for two vehicles. A central footpath leads to the front door with the front garden predominantly being laid to lawn and a side gate gives access to the rear garden.

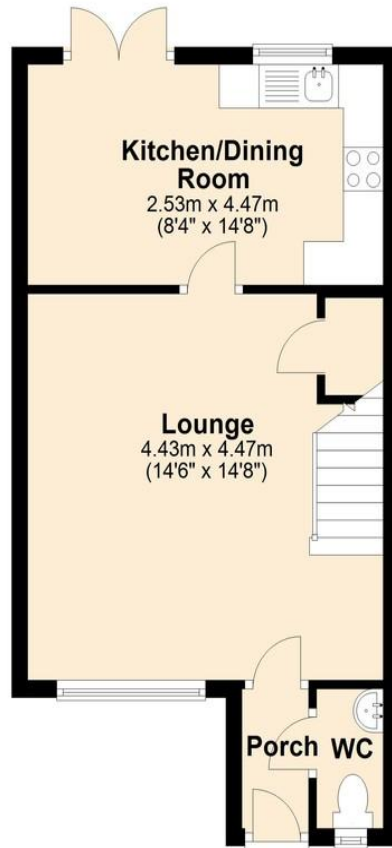
To the rear of the property lies a patio area - ideal for dining furniture and a private place to enjoy a peaceful outlook; leading onto a lawned section and additional chipping seating area.

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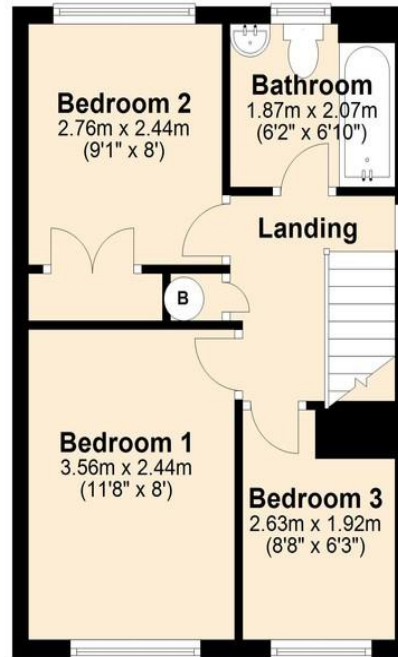
## Ground Floor

Approx. 34.5 sq. metres (371.9 sq. feet)



## First Floor

Approx. 32.0 sq. metres (344.1 sq. feet)

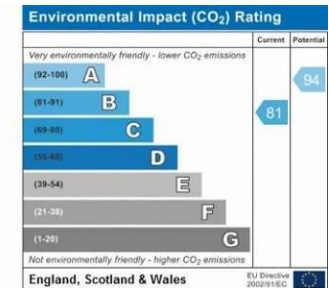
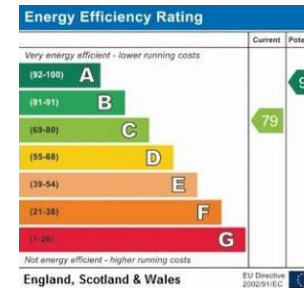


Total area: approx. 66.5 sq. metres (715.9 sq. feet)

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

## SERVICES AND TENURE

All mains services connected. Freehold.



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.

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