



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

Watts  
& Morgan











# 12, Clos Pwll Clai

Tondu, Bridgend CF32 9BZ

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**£385,000 Freehold**

**4 Bedrooms | 2 Bathrooms | 2 Reception Rooms**

A beautifully presented four-double-bedroom detached family home, located on a sought-after modern development in Tondu. Enjoying an attractive outlook over greenery and a footpath leading directly to the nearby Nature Reserve, the property is ideally positioned within walking distance of local shops, schools and amenities, with excellent access to transport links, Junction 36 of the M4 and Bridgend Town Centre. The accommodation comprises: entrance hall, lounge, dining room, study, kitchen/breakfast room, utility room and WC. To the first floor: a landing, principal bedroom with en-suite shower room, three further double bedrooms and a family bathroom. Externally, the property benefits from a private driveway with off-road parking, a single garage and a landscaped rear garden.

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## Directions

\* Bridgend - 2.0 Miles \* Cardiff - 22.0 Miles \* J36 of the M4 - 1.5 Miles

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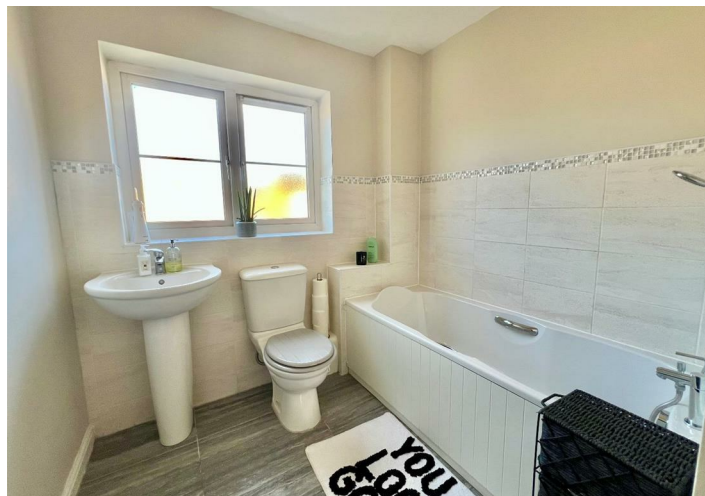
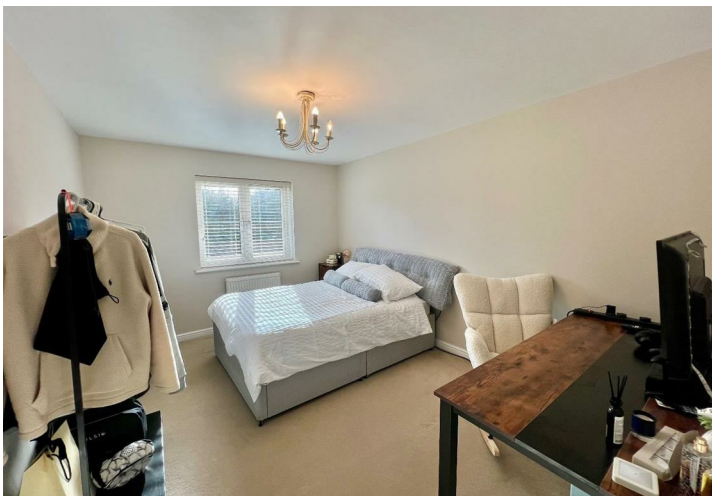
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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a PVC front door, the property opens into a welcoming entrance hallway featuring tiled flooring, an understairs storage cupboard and a carpeted staircase rising to the first floor. The study sits at the front of the home and offers a versatile additional reception space, finished with herringbone LVT flooring and a front-facing window. The dining room, also positioned at the front, continues the LVT flooring and enjoys a pleasant outlook through the front window. The main living room is a generously sized reception space, complete with LVT flooring, a central feature fireplace and double doors with glazed side panels opening onto the landscaped rear garden.

The kitchen/breakfast room is fitted with a modern range of high-gloss wall and base units, complemented by laminate work surfaces, tiled flooring and tiled splashbacks. Double doors and rear-facing windows provide plenty of natural light and views over the garden. There is ample space for a freestanding breakfast table. Integrated appliances include a 4-ring gas hob with oven and grill, stainless-steel splashback and extractor, integrated fridge freezer and dishwasher. A door leads through to the utility room. The utility room offers space and plumbing for two appliances, additional work surfaces and a PVC door providing access to the side of the property. The ground-floor cloakroom is fitted with a WC and wash-hand basin, finished with tiled flooring and tiled splashbacks.

The first-floor landing features carpeted flooring, a built-in airing cupboard and access to the loft hatch. Bedroom One is a double bedroom with carpeted flooring, front-facing windows overlooking the footpath and wardrobes to remain. It leads into an en-suite shower room fitted with a shower cubicle, WC and wash-hand basin, with tiled flooring, part-tiled walls and a front-facing window. Bedroom Two is another spacious double bedroom with carpeted flooring and a front-facing window. Bedroom Three is a further double bedroom with carpeted flooring and a rear-facing window. Bedroom Four is also a double bedroom, benefiting from carpeted flooring, a rear-facing window and wardrobes to remain. The family bathroom is fitted with a white three-piece suite comprising a panelled bath with freehand overhead shower, WC and wash-hand basin, finished with tiled flooring, part-tiled walls and a rear-facing window.

### GARDENS AND GROUNDS

Approached from Clos Pwll Clai, No. 12 enjoys a private driveway shared with just one neighbouring property, offering off-road parking for multiple vehicles. The home occupies a particularly scenic position, overlooking a footpath and attractive greenery to the front that leads directly down to the Nature Reserve. The property also benefits from a single garage with a manual up-and-over door and power supply. To the rear is a generous, fully enclosed garden, beautifully landscaped to include a spacious patio area ideal for outdoor furniture, with the remainder laid to low-maintenance artificial grass. A timber gate provides convenient access around to the front.

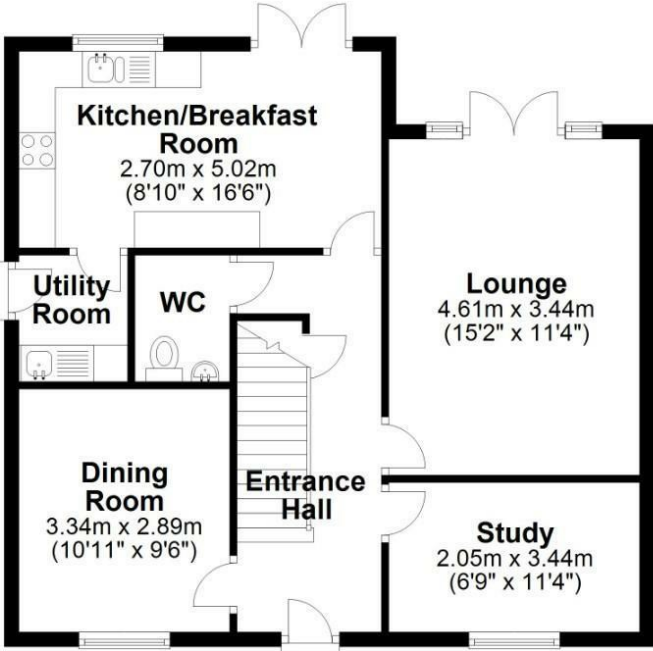
### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "C". Council Tax Band "F".



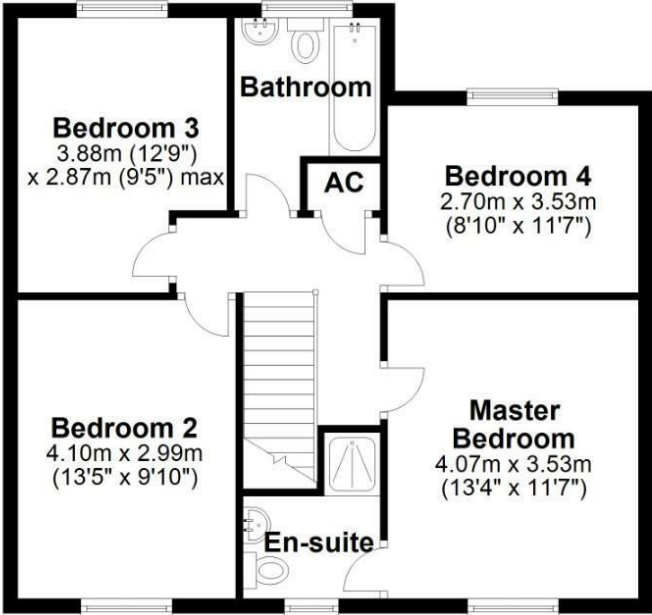
Ground Floor

Approx. 63.6 sq. metres (685.0 sq. feet)

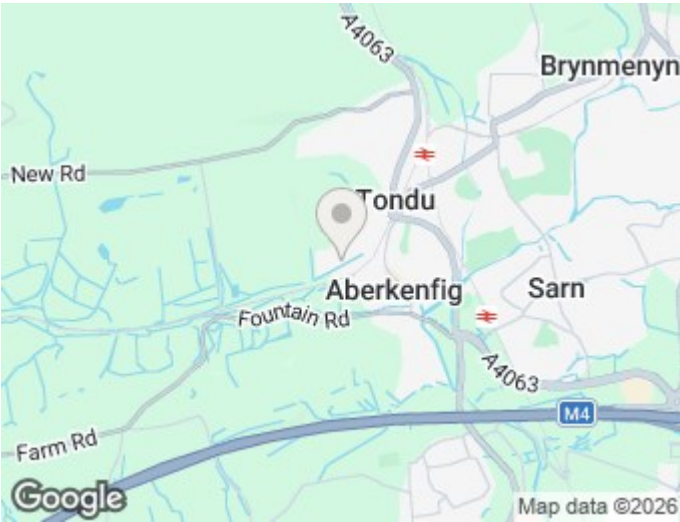


First Floor

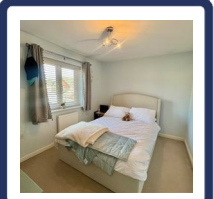
Approx. 65.0 sq. metres (699.5 sq. feet)



Total area: approx. 128.6 sq. metres (1384.5 sq. feet)



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-plus) <b>A</b>                          |         | 90                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 80      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Scan to view property

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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