



3, Heol Y Glowyr
Bridgend, CF32 9FP

Watts
& Morgan

3 Heol Y Glowyr

Tondu, Bridgend CF32 9FP

£207,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A well-presented and modern two-bedroom semi-detached home, located on a popular new development in Tondu. Ideally positioned within walking distance of local shops, schools and amenities, and offering excellent access to local train links, Bridgend Town Centre and Junction 36 of the M4. The property also benefits from 7 years remaining on the NHBC warranty.

The accommodation comprises: entrance hall, WC, lounge and a kitchen/dining room.

To the first floor: a landing, bedroom one with walk-in wardrobe, a second bedroom and a modern family bathroom. Externally, the property offers two allocated parking spaces to the front and an enclosed rear garden.

Directions

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

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door, the property opens into an entrance hall with vinyl flooring and access to the ground-floor cloakroom. The cloakroom is fitted with a WC and wash-hand basin, finished with vinyl flooring and a front-facing window. The living room is a generously sized reception space, featuring carpeted flooring, a front-facing window and a staircase leading to the first floor. Positioned at the rear, the kitchen/dining room is fitted with a range of coordinating wall and base units with complementary work surfaces, tiled splashbacks and laminate flooring. Integrated appliances include a 4-ring gas hob with oven, grill and stainless-steel extractor hood. There is space for a freestanding fridge freezer and washing machine, along with ample room for a dining table. Patio doors and a rear window provide views and access to the garden.

The first-floor landing offers carpeted flooring, a side-facing window, a built-in airing cupboard and access to the loft hatch. Bedroom One is a double bedroom with carpeted flooring, a front-facing window and a walk-in wardrobe. Bedroom Two is another well-proportioned bedroom with carpeted flooring and a rear-facing window. The family bathroom is fitted with a white three-piece suite comprising a panelled bath with overhead shower and glass screen, WC and wash-hand basin. The room is finished with vinyl flooring, tiled walls and a rear-facing window.

GARDENS AND GROUNDS

Approached from Heol Y Glowyr, No. 3 enjoys a shared driveway set back with pleasant views across the footpath to the front. The home benefits from two allocated parking spaces to the front, along with convenient side access leading directly to the rear garden. The rear garden is fully enclosed and designed for easy maintenance, featuring a patio area ideal for outdoor seating, with the remainder laid to lawn and bordered by timber fencing for privacy.

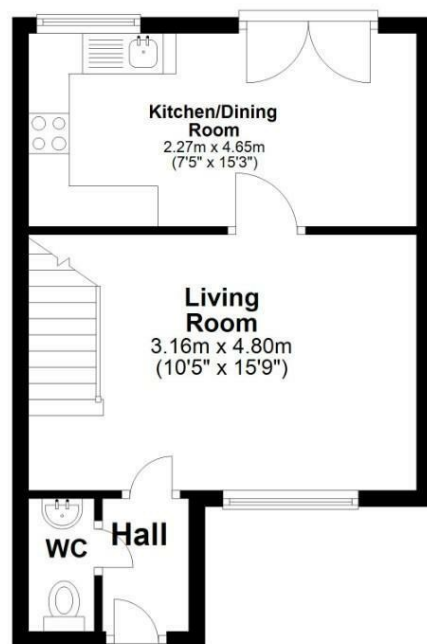
ADDITIONAL INFORMATION

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



Ground Floor

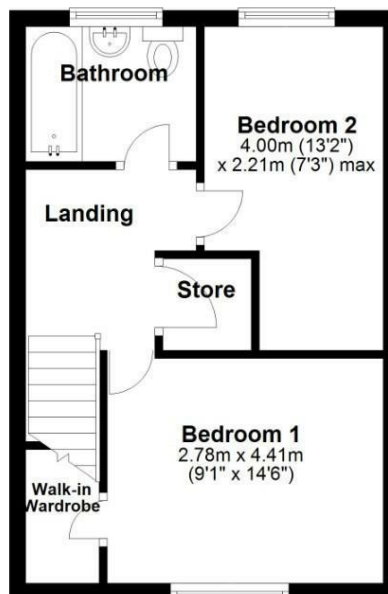
Approx. 29.7 sq. metres (319.2 sq. feet)



Total area: approx. 60.1 sq. metres (646.7 sq. feet)

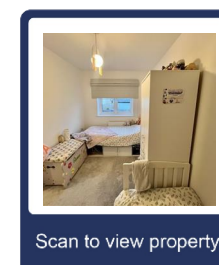
First Floor

Approx. 30.4 sq. metres (327.5 sq. feet)



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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