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herbert r thomas

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30 Clos Pwll Clai

Tondu,
Bridgend,
CF32 9BZ

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Asking price **£339,950**

Situated on the popular Llanmoor Homes development which offers great proximity to Junction 36 of the M4 is this impressive four double bedroom detached property.

Stunning location with Woodland views to the front

Great proximity to Junction 36 of the M4

Double width driveway

Four double bedrooms

Kitchen/breakfast room

Two reception rooms

Utility space

Landscaped rear garden

Viewings highly recommended





Situated on the Llanmoor development enjoying woodland views to the front and great transport links is this generously proportioned four double bedroom detached property.

The property is entered via a composite and double glazed door into an entrance hallway with laminate flooring and staircase rising to the first floor landing. There is a door to a useful understairs storage cupboard and doorways to the kitchen/breakfast room, garage and lounge.

The lounge has a PVCu double glazed window to front, laid with laminate flooring, built in feature wall with contemporary electric fire and an opening leading through to the dining room. The dining room is also laid with laminate flooring, has French doors flanked by windows overlooking the rear garden and a doorway leading through to the kitchen/breakfast room. The kitchen/breakfast room has been fitted with a matching range of base and eyelevel units with worktop space over, built-in double oven, four ring gas hob with complimentary extractor hood over, space for fridge, freezer and there is plumbing and space for appliance. There are tiled splashback's, recessed spotlights, laminate flooring, PVCu double glazed window overlooking the rear garden and an opening leading through to the utility space. The utility space has been fitted with a range of base and eyelevel units, stainless steel sink unit with mixer tap, plumbing space for two appliances, tiled splashback, wall mounted Worcester combination boiler, PVCu double glazed window to side, a composite and double glazed door leading to the back garden and door leading to downstairs cloakroom. The cloakroom has been fitted with a two-piece suite comprising; corner pedestal wash handbasin and close coupled WC. There is a continuation of the laminate flooring and a PVCu double glazed window to side.

To the first floor landing there is a loft inspection point, door to useful storage cupboard and doorways leading to all four bedrooms and family bathroom. The family bathroom has been fitted with a three-piece suite comprising; bath with a shower mixer tap, close coupled WC and pedestal wash handbasin. There are three-quarter height tiling to the wet areas, vinyl flooring and a PVCu double glazed window to rear. Bedroom three is a generous double room, laid with laminate flooring and a PVCu double glazed window to rear. Bedroom four is a generous double room, laid with laminate flooring and a PVCu double glazed

window to rear. Bedroom two is also a generous double room, laid with laminate flooring and a PVCu double glazed window to front. The master bedroom is a good sized double room laid with laminate flooring, a PVCu double glazed window to front and door to ensuite. The ensuite has been fitted with a three-piece suite comprising; close coupled WC, pedestal wash handbasin and rainfall style shower. There is vinyl flooring and a PVCu double glazed window to front.

To the front of the property is a private driveway with an open plan garden laid to decorative gravel and a double width tarmac driveway ahead of the integral garage providing off-road parking. To the rear of the property is a landscaped garden laid to lawn with patio seating areas, timber decked area and a gravel area with borders of mixed plants and shrubs.

Viewings on the property are highly recommended to appreciate the location and offer in hand.





Directions

From junction 36 of the M4 follow the signs for Maesteg, down the dual carriage way A4063. Proceed straight ahead through three sets of traffic lights and at the roundabout take the third exit onto A4063. Follow this road to a set of traffic lights and proceed through the lights, under the railway bridge and bear left at the next set of traffic lights. As you enter the street take the second left and the property will be found on the right hand side as indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band E
EPC Rating C

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Energy performance certificate (EPC)		
To: Class Pk1 Cat Address: CF31 9BZ	Energy rating C	Valid until: 17 October 2028 Certificate number: 8176-7830-3379-0238-4986
Property type		Detached house
Total floor area		132 square metres
Rules on letting this property Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/365038/guidance.pdf).		
Energy rating and score This property's current energy rating is C. It has the potential to be B. See how to improve this property's energy efficiency .		
The graph shows this property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60		

<https://find-energy-certificates.service.gov.uk/energy-certificates/8176-7830-3379-0238-4986/your-copy>

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Viewing strictly by appointment through Herbert R Thomas

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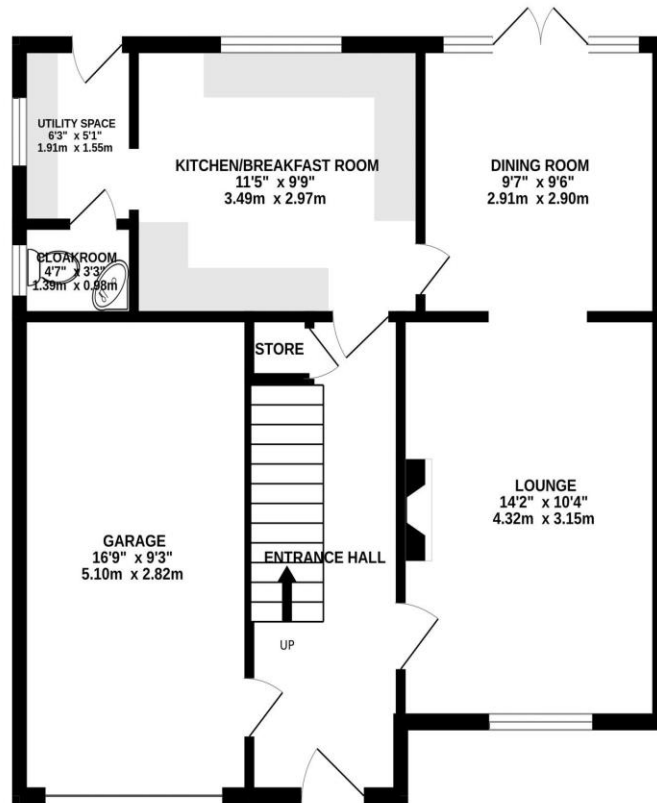
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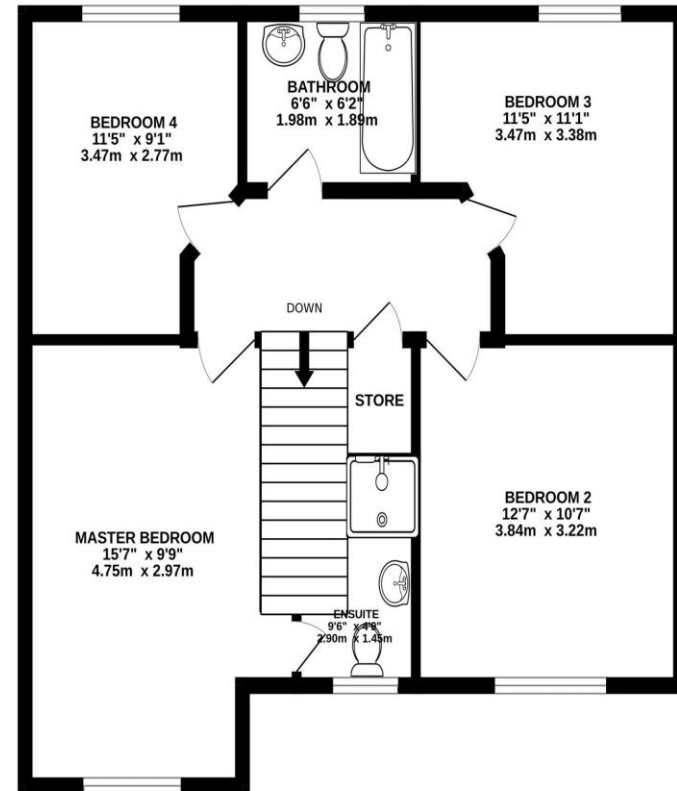
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1225 sq.ft. (113.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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