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16 Iron Way

Tondu,

Bridgend,

CF32 9BF

16 Iron Way

Asking price **£475,000**

Situated in the highly sought-after Iron Way of Tondy is this well presented four double bedroom bungalow with double garage on an exceptional sized plot and close proximity to junction 36 of the M4.

Stunning wrap around garden

Detached bungalow

Four double bedrooms, two with ensembles

Two reception rooms

Kitchen/diner

Double garage

Set on a large plot

Well presented

Close proximity to Junction 36 of the M4

Viewings highly recommended





Within a close proximity to junction 36 of the M4, local school, shops and amenities is this well presented four double bedroom detached bungalow with double garage situated on large plot in the highly-after Iron Way in Tondu. The property is entered via a partially glazed UPVC door into a wide spacious entrance hall with doorway through to the study. The study is a well-proportioned room with a double glazed UPVC window to the front. From the entrance hall it continues into an inner hallway that leads through the entire property with one side having doorways to the lounge, dining room, kitchen/dining room and utility room. To the middle of the hallway are doorways to the airing cupboard and the bathroom. On the other side of the hallway there are doorways to the four double bedrooms. The family bathroom has been fitted with a three-piece suite comprising a low-level WC, hand basin and panel bath with a shower overhead. There are fully tiled walls, tiled flooring, feature shaving points and an obscure glazed window to the rear. The kitchen has been fitted with a matching range of base and eye level units with squared worktop space over, comprising; stainless steel sink with Swan Neck mixer tap, five ring burner gas hob with a complementary extractor fan overhead, eye level oven, integral fridge, freezer and washing machine. There are tiled splashbacks, two double glazed UPVC windows and French doors to the front allowing natural light to pour into the space. The dining area of the kitchen is a generous sized space with tiled flooring and creates a social element throughout the space. The utility room has been fitted with matching worktops comprising a stainless steel sink, plumbing for two appliances and ample storage with a double glazed UPVC door to the rear giving access to the garden patio. The lounge is an impressive size room laid to carpet, featured fireplace and double glazed UPVC French doors flanked by windows to the rear giving access and view's to the spectacular south westerly facing garden. The dining room is another generous size room laid to carpet with double glazed UPVC French doors flanked by windows giving access to the rear garden. The master bedroom is an exceptional size double room with a double glazed UPVC window to the side with stunning views out to

the garden and doorway to the ensuite. The ensuite has been fitted with a three-piece suite comprising; a low-level WC, pedestal wash hand basin and shower suite with slide panel doors. There are fully tiled walls, tiled flooring and feature shaving point. Bedroom two is another impressive size double room that benefits from built-in wardrobe, double glazed UPVC window to the side and doorway to the ensuite. The ensuite has been fitted with a three-piece suite comprising; a close coupled WC, pedestal wash hand basin and shower suite with slide panel doors. There are fully tiled walls, tiled flooring and an obscure glazed window to the side. Bedroom three is another generous sized double room that benefits from built-in wardrobes, laid to carpet and a double glazed UPVC window to the rear. Bedroom four is another double room, laid to carpet, storage cupboard and a double glazed UPVC window to the front.

To the front of the property is a large driveway providing ample off-road parking ahead of the double garage and pathway leading to the property entrance and gated side access. To the rear of the property is an exceptional wraparound garden plot that benefits from sunlight throughout the entire day. There are various sections to the garden that include patio section's with one large patio area with plenty of furniture opportunity, a pond with feature wooden metal bridge and powered rotation water wheel. The majority of the garden is laid mostly to lawn with chipping pathways to a summer house, shed and also leads to the garage that can be accessed by an external door, there is a gated side access and an outside tap.

The property benefits from solar panels which are owned.

Viewings are highly recommended to appreciate the offer in hand.





Directions

From J36 of the M4, follow signs for Maesteg, proceed along the dual carriageway through two sets of lights and at the roundabout take the third exit. Continue along this road, proceed through the lights, signposted Llynfi Valley. After passing under the railway bridge, go through the traffic lights and take the next left hand turning, then the first right hand turning into Iron Way, take the first left and continue to follow the road where you can access a private driveway, follow this to the end where the property will be found as indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band G
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 

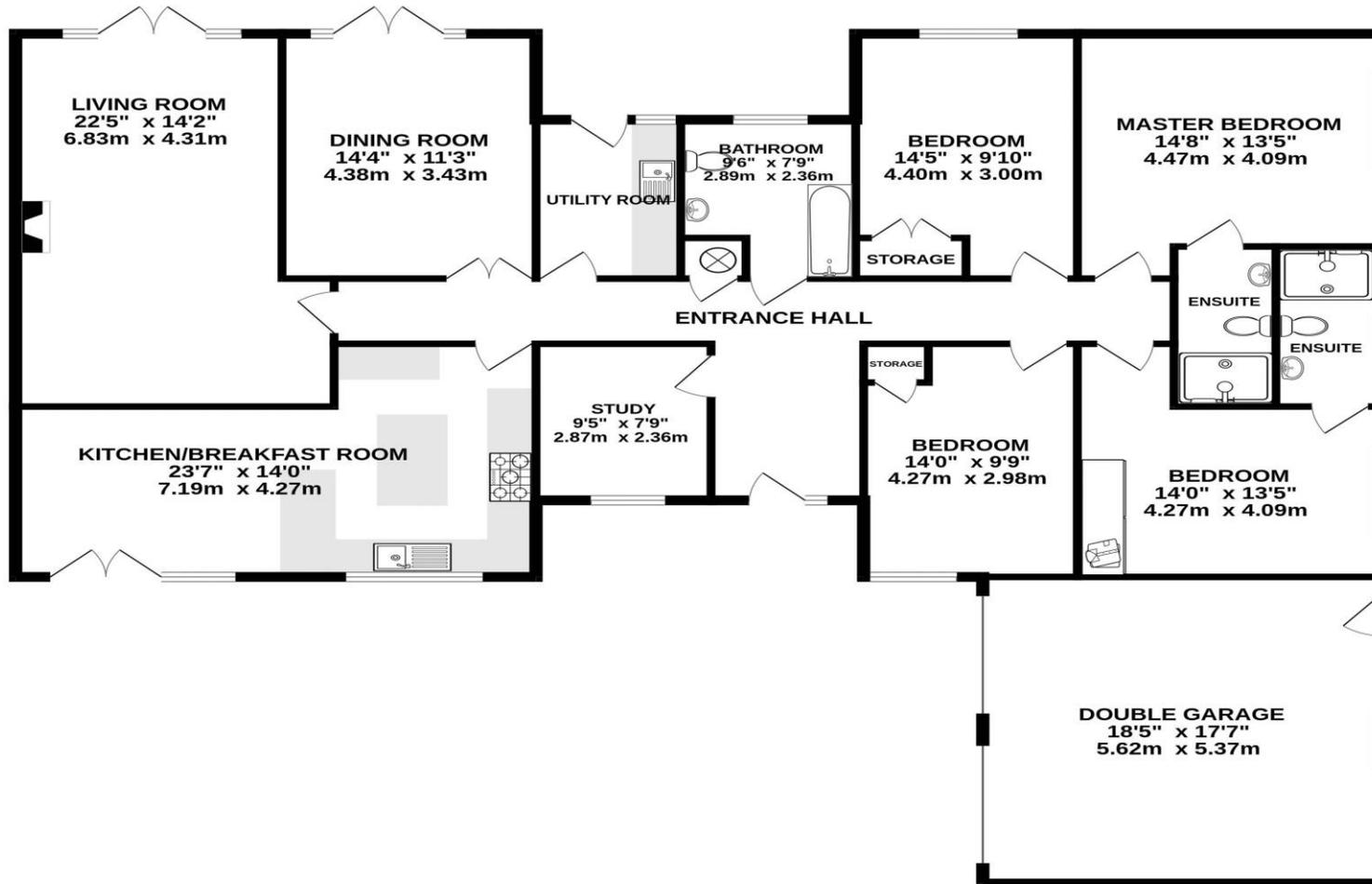
3/9/24 4:40 PM Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)																																		
10 Iron Way Toll House Bridgend CF31 1LH	Energy rating B	Valid until: 7 March 2034 Certificate number: 0500-7034-0020-7265-3743																																
Property type	Detached bungalow																																	
Total floor area	173 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/guidance/energy-efficiency-standards-landlords																																		
Energy rating and score																																		
This property's energy rating is B. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency .		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.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>82-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-81</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-38</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92-100	A			82-91	B			69-81	C			55-68	D			39-54	E			21-38	F			1-38	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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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
2157 sq.ft. (200.4 sq.m.) approx.



TOTAL FLOOR AREA : 2157 sq.ft. (200.4 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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