



Iron Way, Tondu, Bridgend County. CF32  
9BF

£369,950

# Iron Way, Tondy, Bridgend County. CF32 9BF

IDEAL FAMILY HOME! Modern four bedroom detached house comprising entrance hall, lounge, downstairs w.c. open plan kitchen/living/dining, utility, bedroom one with EN SUITE, three further good size bedrooms and family bathroom. Enclosed rear garden, INTEGRAL GARAGE and good off road parking.

£369,950

- Modern four bedroom detached house
- Open plan kitchen/living/dining to the rear
- Four good size bedrooms
- Integral single garage
- Good size enclosed rear garden
- Popular modern residential development
- EPC - C / Council tax - E



## DESCRIPTION

Introducing this well presented four bedroom detached modern property situated within a sought after development in Tondu, giving easy access to the M4 at J36 and also the retail facilities at Parc Tondu. The property benefits from a good size enclosed rear garden, excellent off road parking, gas fired combination boiler and contemporary open plan kitchen/living/dining room to the rear. Viewing recommended.

## ENTRANCE

Via part frosted glazed front door with side frosted glazed panel into the entrance hall finished with central light fitting, emulsioned and coved ceiling with ceiling mounted smoke detector, emulsioned walls, skirting and ceramic tiled flooring. Under stairs storage.

## DOWNSTAIRS W.C.

Emulsioned ceiling with ceiling mounted extractor, central spot lights, emulsioned walls, wall mounted mirror, skirting and a continuation of the ceramic tiled floor. Two piece suite in white comprising WC and wash hand basin with chrome mixer tap and ceramic tiles to the splash back.

## LOUNGE (11' 2" x 15' 1") or (3.40m x 4.60m)

Overlooking the front of the property via PVCu double glazed box bay window with fitted Venetian blinds and finished with emulsioned and coved ceiling with ceiling mounted light fitting, emulsioned walls with one feature papered wall, matching wall lights, skirting and a wood effect laminate flooring. Feature fireplace with gas living flame pebble effect fire with a marble hearth and wooden mantel.

## OPEN PLAN KITCHEN/DINER/LIVING (27' 1" x 9' 10") or (8.25m x 3.00m)

To the living space:

PVCu double glazed French doors leading out to the rear garden, light fitting, emulsioned and coved ceiling, emulsioned walls and ceramic tiled flooring.

To the dining:

Overlooking the rear garden via PVCu double glazed window with fitted Venetian blind, light fitting and ample space for dining table and chairs.

To the kitchen:

Overlooking the rear garden via PVCu double glazed window with a fitted Venetian blind and finished with skimmed and coved ceiling, recessed LED lighting, emulsioned walls, skirting and ceramic tiled flooring. A range of low level and wall mounted units in beech effect with brushed chrome handles with a complementary roll top work surface and ceramic tiles to the splash back, inset one and a half basin sink with mixer tap and drainer, integrated electric oven with four ring gas hob and overhead extractor. Plumbing for dishwasher, integrated fridge and freezer. Arch way to utility.

## UTILITY

Leading to the side of the property via part frosted glazed PVCu door and finished with emulsioned ceiling, ceiling mounted extractor, central light pendant, emulsioned walls, skirting and ceramic tiled flooring. Wall mounted fuse box. Matching low level kitchen units in beech with a roll top work surface, inset sink with mixer tap and drainer, plumbing for automatic washing machine and space for tumble drier. Wall mounted Baxi gas fired combination boiler.



## FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage and fitted storage cupboard.

### BEDROOM 1 (15' 9" x 11' 6") or (4.80m x 3.50m)

Overlooking the front via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling, emulsioned walls, skirting and fitted carpet. Floor to ceiling wardrobes comprising two doubles and one single. Door way through to ensuite.

### EN-SUITE

Emulsioned ceiling, ceiling mounted extractor, central light pendant, PVCu frosted glazed window to the front with a fitted Venetian blind, radiator, full height ceramic tiles to the wall and matching tiles to the floor. Three piece suite comprising WC, wash hand basin with mixer tap, vanity shelf and storage below and a large walk in shower housing a plumbed shower with hand attachment, rain water head, fully glazed pivot door and ceramic tiles to the splash back.

### BEDROOM 2 (9' 2" x 14' 5") or (2.80m x 4.40m)

Overlooking the rear garden via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling and walls with one feature papered wall, skirting and fitted carpet. Floor to ceiling fitted wardrobes comprising two doubles.

### BEDROOM 3 (9' 4" x 12' 6") or (2.85m x 3.80m)

Overlooking the rear via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling and walls with a feature painted wall, skirting and fitted carpet.

### BEDROOM 4 (9' 2" x 8' 6") or (2.80m x 2.60m)

Overlooking the front via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling, emulsioned walls with two feature papered walls, skirting and wood effect laminate floor.

## FAMILY BATHROOM

PVCu frosted glazed window to the side with a fitted venetian blind and finished with emulsioned ceiling with recessed LED spot lights, ceiling mounted extractor, radiator, full height ceramic tiles to the wall and to the floor. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and bath with chrome mixer tap and over bath plumbed shower with hand attachment.

## OUTSIDE


To the front is an open aspect front garden with a good sized area of tarmac driveway suitable for parking up to four vehicles, access is via a shared block pavia driveway. Integral single garage with good off road parking.

Good sized enclosed rear garden laid to patio and lawn with a rear timber summer house and perimeter mature trees and shrubs.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	78	
(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, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

## Neath

Sales: 01639 874507  
[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)  
 Lettings: 01639 874507  
[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)