



18, Iron Way  
Bridgend, CF32 9BF

Watts  
& Morgan



# 18, Iron Way

Tondu, Bridgend CF32 9BF

**£350,000 Freehold**

**2 Bedrooms | 1 Bathrooms | 3 Reception Rooms**

Offering to the market this impressive extended two generous double bedroom detached bungalow on a substantial plot. This beautifully presented property is situated in a popular development in Tondu. Being sold with no onward chain. Located within walking distance of shops and amenities and great commuter access via Tondu train Station, Bridgend Town Centre and proximity to J36 of the M4 Motorway. Accommodation comprises of spacious hallway, two generous double bedrooms, kitchen/dining room, lounge, sun room, 4-piece bathroom and integral garage/utility. Externally the property benefits from a private driveway to the front enclosed via gates and substantial wrap around landscaped garden. EPC Rating "C". Chain Free.

## Directions

\* Bridgend Town Centre - 3.5 Miles \* Cardiff City Centre - 22.0 Miles \* J36 of the M4 Motorway - 2.0 Miles

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## Summary of Accommodation

### THE ACCOMMODATION

Access via a uPVC door leading into the spacious hallway with carpeted flooring there are two large built-in storage cupboards and access to the loft hatch. The loft hatch has a ladder attached and is generous sized fully boarded loft space. All doors lead off the hallway.

The integral garage to the front of the property has full power supply and an electric roller shutter door. The garage offers a utility area fitted with wall and base units and work surfaces. Space and plumbing is provided for two appliances and a cupboard houses the gas combi boiler.

Bedroom one to the front of the property is a superb size main bedroom with fitted wardrobes, carpeted flooring and two sets of windows overlooking the front and the side garden.

Bedroom two is a further generous double bedroom with carpeted flooring and windows to the rear.

The main living room is a spacious reception room with carpeted flooring, windows to the side, central feature electric fireplace with a marble hearth and surround. An opening leading into an extended sun room with lantern ceiling, tiled flooring, windows overlooking the garden and double doors leading out to the garden.

The kitchen/dining room has been comprehensively fitted with a range of coordinating wall and base units and complementary laminate work surfaces over. Appliances to remain include integral eye level oven and grill, 4-ring induction hob with extractor fan, integral fridge freezer and dishwasher. The kitchen offers tiled flooring. The dining room / conservatory offers continuation of the tiled flooring, lantern ceiling and double doors out to the rear garden. Ample space for a freestanding dining furniture. The bathroom has been fitted with a 4-piece suite comprising of a panelled bath, corner shower enclosure, WC and wash-hand basin within vanity unit. The bathroom offers tiled walls and flooring and an obscure window to the side.

### GARDENS AND GROUNDS

Approached off Iron Way No.18 benefits from a generous plot. The frontage is enclosed and bounded by brick wall and double wrought iron gates leading to block paviour driveway with parking for two vehicles, the rest is laid with stone gravel with attractive mature shrub borders.

To the rear is a wrap around lawned garden which has been beautifully presented, fully enclosed by timber fencing with a range of mature shrub borders. There is a raised decked area and an outdoor store.

### SERVICES AND TENURE

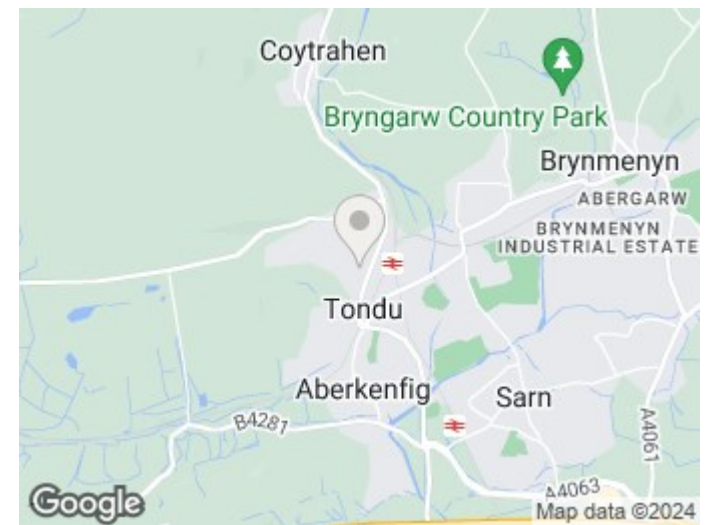
All mains services connected. Freehold. EPC Rating "C". Council Tax Band "E". Fitted solar panels.





Total area: approx. 110.1 sq. metres (1185.4 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (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 |         |           |
|   | 73      | 74        |
| 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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