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Iron Way, Tondy Bridgend
offers over £475,000

 **peter
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About the property

Situated within the highly sought-after development of Iron Way, Tondur, this impressive executive four-bedroom detached family home enjoys a tucked-away position and offers spacious, versatile accommodation throughout.

The property is entered via a welcoming central hall, providing access to the main reception rooms and a separate cloakroom. The generous lounge features a log-burning fire and double doors opening into the separate dining room, creating an excellent flow between the two spaces. A rear conservatory provides additional reception space and pleasant views over the garden. The well-appointed kitchen/breakfast room offers ample space for family dining and leads to a practical utility room. Further ground floor accommodation includes a dedicated home office and a spacious family/games room, created from the conversion of the original double garage, whilst retaining a useful storage area.

To the first floor are four well-proportioned bedrooms, including a generous master bedroom with en-suite bathroom, together with a spacious family bathroom.

Externally, the property benefits from generous off-street parking to the front. To the rear is a beautifully maintained, low-maintenance garden featuring a decked seating area, partially covered by a pergola, ideal for outdoor dining and entertaining. A large storage shed provides excellent additional storage.

This superb family home combines generous living space with a highly desirable location.

Accommodation

Entrance Hall

A welcoming entrance hall providing access to the principal ground floor accommodation. A staircase rises to the first-floor landing, with doors leading to the lounge, kitchen, study and cloakroom. Finished with wood-effect flooring and offering ample space for coats and shoes, the hall creates a bright and practical introduction to the home.

Lounge

16' 5" x 12' 2" (5.00m x 3.71m)

A comfortable and inviting principal reception room accessed from the entrance hall. A large window to the front elevation allows plenty of natural light to fill the room, while a feature fireplace incorporating a log burner creates an attractive focal point and a cosy atmosphere. The room offers ample space for a range of lounge furniture and is finished with attractive wood-effect flooring. Double doors open through to the dining room, providing an excellent flow for both everyday family living and entertaining.

Dining Room

12' 2" x 10' 6" (3.71m x 3.20m)

A well-proportioned dining room offering an ideal space for formal dining and entertaining. Featuring attractive wood-effect flooring and ample room for a family-sized dining table and chairs. uPVC double glazed doors open into the conservatory, allowing natural light to flow through and creating a seamless connection to the garden-facing accommodation. Double doors lead into the lounge, providing an open-plan feel when desired, while a separate door offers





convenient access to the kitchen. A versatile reception room perfectly suited to modern family living and entertaining.

Kitchen/Breakfast Room

18' 1" x 12' 7" (5.51m x 3.84m)

A spacious and well-appointed kitchen/dining room fitted with a comprehensive range of matching wall and base units with complementary work surfaces and tiled splashbacks. Features include a one and a half bowl sink unit with mixer tap, integrated dishwasher, built-in oven and ample space for additional appliances. A central island provides further preparation space and storage, while the dining area offers room for family dining and entertaining. Finished with tiled flooring, recessed spotlights and a window overlooking the rear garden. French doors open directly onto the rear patio and garden, creating an excellent indoor-outdoor flow, with access through to the utility room.

Conservatory

13' 1" x 12' 2" (3.99m x 3.71m)

A generous and light-filled conservatory providing an excellent additional reception space with panoramic views over the rear garden. Featuring uPVC double glazed windows and a glazed pitched roof, the room enjoys an abundance of natural light throughout the day. Ample space is available for comfortable seating



and entertaining, making it an ideal family room or relaxation area. Finished with wood-effect flooring and benefiting from direct access to the garden, this versatile room seamlessly blends indoor and outdoor living.

Office

8' 2" x 6' 3" plus door recess (2.49m x 1.91m plus door recess)

A versatile home office/study accessed directly from the entrance hall, providing an ideal space for home working, studying or hobbies. The room benefits from a window to the front elevation, allowing plenty of natural light, and offers space for office furniture and storage solutions. A practical and adaptable room suited to a variety of uses, meeting the demands of modern family living.

Utility Room

9' 2" x 6' 11" (2.79m x 2.11m)

Practical utility room accessed directly from the kitchen, fitted with a range of wall and base units with complementary work surfaces and inset stainless steel sink and drainer. Space and plumbing for laundry appliances, tiled splashbacks and tiled flooring. Window and uPVC glazed door providing access to the rear garden, with an internal door leading through to the



games room. A useful and versatile space offering additional storage and laundry facilities.

Games Room

19' 4" max x 17' 9" max (5.89m max x 5.41m max)

A superb and versatile games room created from a double garage conversion, offering excellent additional living and entertainment space. This spacious room features a window to the front elevation, recessed spotlights and wood-effect flooring. Currently arranged with recreational and fitness areas, the room provides ample space for a variety of uses including a games room, home gym, office or family room. A uPVC door gives access to a useful storage area with the benefit of the original external garage door, while a further door to the rear leads to an additional storage room. A highly adaptable space ideal for modern family living.

Storage



First Floor

Landing

A spacious first-floor landing with a staircase descending to the ground floor and doors providing access to all bedrooms and the family bathroom. The landing benefits from a neutral décor and offers loft access and a useful airing/storage cupboard where applicable. A central space that provides excellent access to the first-floor accommodation.

Bedroom One

16' 1" x 12' 2" (4.90m x 3.71m)

A spacious principal bedroom benefiting from a window to the front elevation, allowing plenty of natural light and offering a pleasant outlook. The room provides ample space for a king-size bed and additional bedroom furniture, creating a comfortable and relaxing retreat. A door leads directly to the en-suite shower room, adding convenience and privacy to this well-proportioned main bedroom.

Ensuite

8' 6" x 5' 7" (2.59m x 1.70m)

A well-appointed en-suite bathroom comprising a paneled bath with shower and glazed screen, low-level WC and wash hand basin. Complemented by tiled



splashbacks and wood-effect flooring, the room benefits from a uPVC double glazed obscured glass window to the front elevation, providing natural light whilst maintaining privacy. A practical addition to the principal bedroom, offering convenience and comfort.

Bedroom Two

12' 2" max x 11' 10" max (3.71m max x 3.61m max)

A well-proportioned second bedroom benefiting from a window allowing plenty of natural light and providing a pleasant outlook. The room offers ample space for a bed and accompanying bedroom furniture, making it ideal as a guest room, children's bedroom or teenager's room. Finished with attractive wood-effect flooring and neutral décor, this comfortable and versatile bedroom is well suited to a variety of family needs.

Bedroom Three

11' 10" max x 9' 2" max (3.61m max x 2.79m max)

A well-presented third bedroom benefiting from a uPVC double glazed window to the rear elevation, allowing plenty of natural light and enjoying views over the rear garden. The room offers space for a bed and additional bedroom furniture and is finished in neutral décor, creating a bright and comfortable environment. A versatile room, ideal as a child's bedroom, guest room or home office.



Bedroom Four

9' 10" x 9' 2" (3.00m x 2.79m)

A versatile fourth bedroom benefiting from a uPVC double glazed window overlooking the rear elevation, providing good levels of natural light. The room offers space for a bed and a range of bedroom furniture and is presented in neutral décor, creating a bright and inviting atmosphere. Ideal for use as a child's bedroom, guest room, home office or hobby room, this adaptable space caters to a variety of requirements.

Bathroom

8' 6" x 6' 11" (2.59m x 2.11m)

A modern family bathroom fitted with a three-piece suite comprising a paneled bath with shower over, pedestal wash hand basin with mixer tap and a low-level WC. The room is complemented by attractive tiled walls, vinyl wood-effect flooring and recessed spotlights. A uPVC double glazed obscured window provides natural light whilst maintaining privacy, creating a bright and practical space serving the first-floor accommodation.



Externally

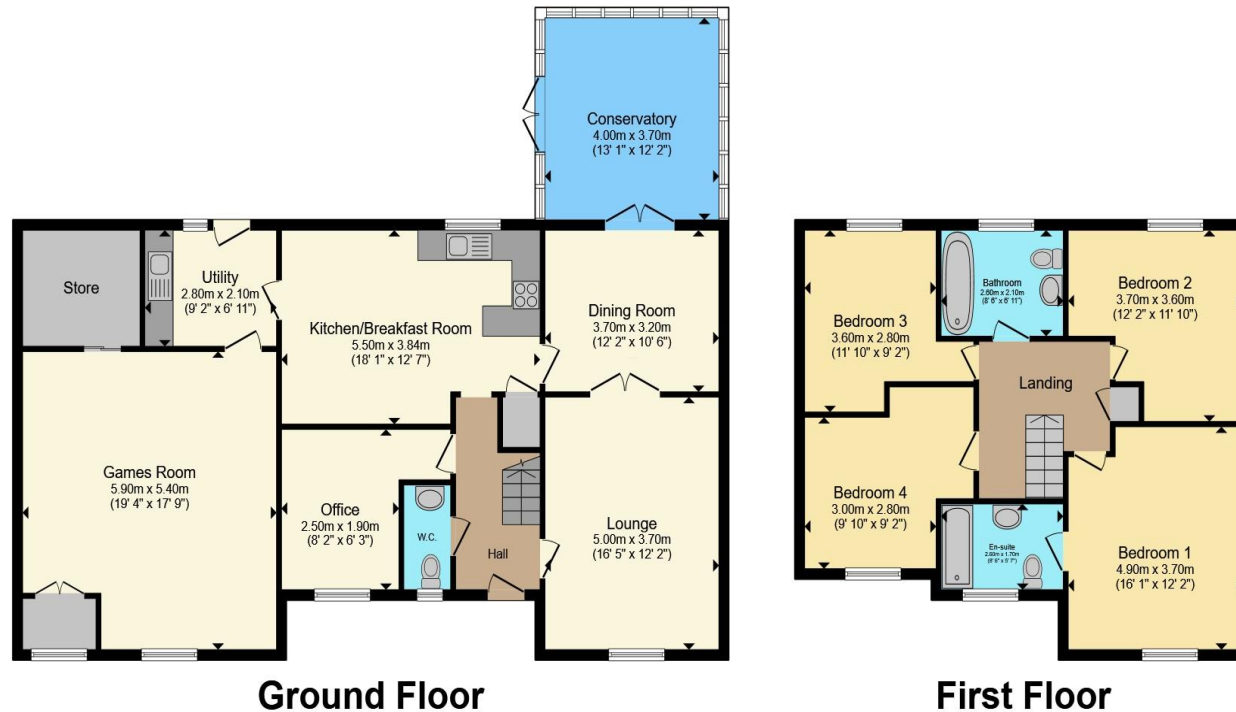
Occupying a desirable corner plot position, the property benefits from a generous frontage with extensive off-road parking provided by a large tarmac driveway, offering space for multiple vehicles. The front garden is designed for ease of maintenance with areas of decorative stone and established planting. Gated side access leads to the rear garden, while the property's tucked-away position within the development enhances both privacy and kerb appeal.

The enclosed rear garden has been thoughtfully landscaped to provide a low-maintenance outdoor space, ideal for relaxing and entertaining. A raised decked seating area extends across the rear of the property, creating an excellent space for outdoor dining and social gatherings. The garden is predominantly laid with artificial turf, offering year-round enjoyment with minimal upkeep. In addition, there are two useful storage sheds providing ample space for garden equipment and outdoor storage. Bordered by mature trees and fencing, the garden enjoys a good degree of privacy and complements the family-friendly appeal of the property.



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Total floor area 201.0 m² (2,163 sq.ft.) approx

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