



Sales: (01656) 653274 **Rentals:** (01656) 655061 **Fax:** (01656) 766568
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32 Iron Way
Tondu
Bridgend
Bridgend County.
CF32 9BF

430,000

GARETH L. EDWARDS
ESTATE AGENT VALUER

Sales: 01656 653 274
Rentals: 01656 655 061

www.garethledwards.com
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Awaiting Photographs

Ref: PRA11405

Viewing Instructions: Strictly By Appointment Only



General Description

An exceptional and impressive four-bedroom executive style detached property built to a high standard located in Iron Way, Tondu. Iron Way provides good access to all local facilities and amenities of Tondu including the Tondu Retail Park. Tondu Also provides good access to Junction 36 of the M4 Motorway, the McArthur Glen Designer Centre and Bridgend Town Centre with all of its facilities and amenities including a main line railway station.

Accommodation

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band Not Specified

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.