

ON BEHALF OF THE COURT APPOINTED RECEIVER

4 Bedroom detached house

56 Fford Haern, Tondu, Bridgend,
CF32 9BF

OIRO £400,000

Property Features

- 🏠 Detached House
- 🚿 3 bathrooms
- 📏 1,836 sq. ft.
- 🛏️ 4 bedrooms
- 📍 Good location -
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s
- 🌳 0.22 acre plot



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GROUP

CONTACTS

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DESCRIPTION

Offered chain free!

The property offers the buyer a well proportioned, four-bedroom, detached home in a quiet cul-de-sac within the popular Ironway development. It provides spacious, flexible living accommodation ideal for families. The accommodation provides at ground floor multiple reception rooms, including a Living Room, Dining Room and Study, together with a useful Utility Room and a spacious integral double garage.

At first floor there are 4 bedrooms, one with an en-suite shower room and a family bathroom.

The plot extends to 0.22 acres, with an enclosed back garden laid to lawn and parking for several cars at the front.



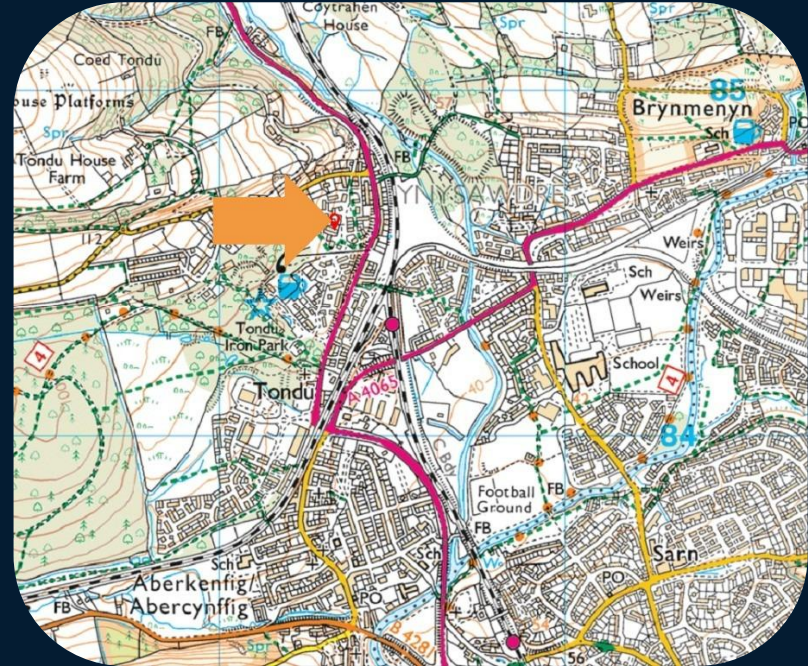
Settle into Your SURROUNDINGS

LOCATION

Set away from passing traffic, in a small cul-de-sac (accessed from Parc Derllwyn) shared with 3 other properties the property occupies a quiet position within the sought-after Iron Way development.

Residents enjoy excellent connectivity, with Tondy railway station which is within 300m providing direct links to Bridgend and Cardiff, alongside easy access to the M4 corridor.

The area boasts a strong sense of community, good local schools, nearby shopping at Tondy Shopping Park, and attractive countryside walks, making it ideal for families seeking a balance of modern living, convenience, and semi-rural charm.



TENURE INFORMATION

The property is held by way of a freehold title.

ACCOMMODATION

For room dimensions see attached floor plan.

OUTSIDE

There are side and rear gardens and a driveway to the front.

EPC

Energy Asset rating is to be confirmed. Previously assessed as B.

Council Tax

Band E.

PRICE

Offers in the region of £400,000.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.

**JAMES ASHWORTH**

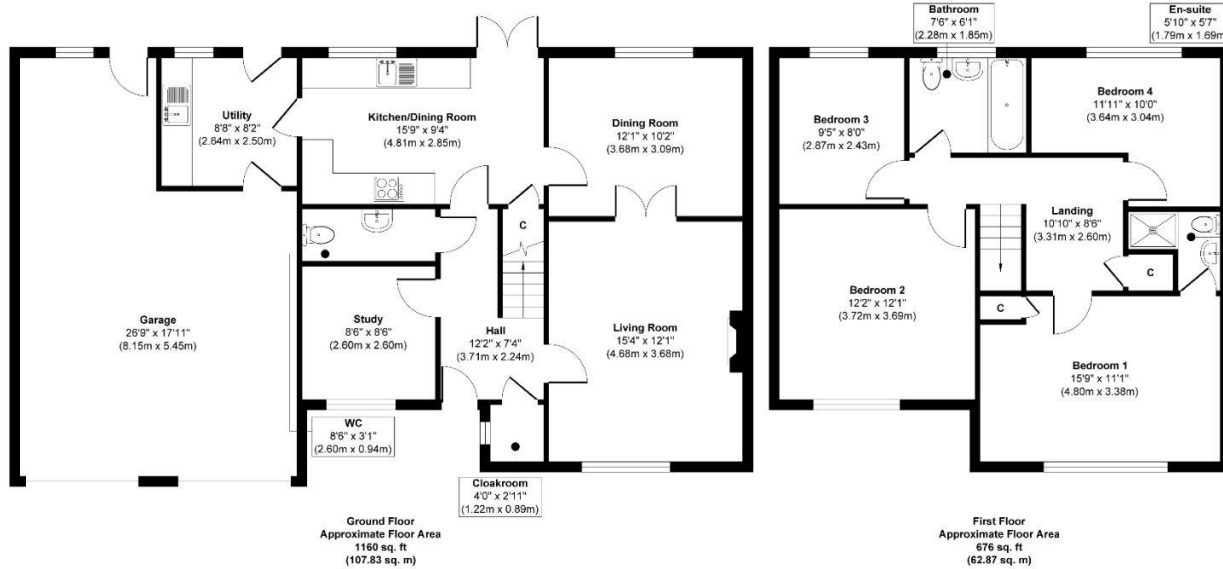
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CF32 9BF - 56 Iron Way



Approx. Gross Internal Floor Area 1836 sq. ft / 170.70 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.