



A fantastic example of a renovation of a former school

Woodlands, Maesteg Road, Tondy CF32 9BT

Freehold

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Renovated from a former school • Traditional external features • Finished to an exceptional standard throughout • Step-free access including a lift • Vaulted ceilings including a mezzanine

Local information

Situated in the village of Tondu, circa 3 miles north of Bridgend. Transport links are excellent and the M4 is within 2 miles.

The house is located next to, and shares a drive with, Wesley Church and further local amenities including a retail park can be found in the village.

About this property

Formerly Wesley School, built in circa 1860 and more recently a Groundworks Environment Centre, Woodlands has been fully renovated providing a very high quality residential home with all the modern conveniences you could imagine.

Entered via the original front door into a generous porch with double doors into the entrance hall with an industrial staircase to the first floor.

On this level, there is a large sitting room, study and four bedrooms, all boasting en suite facilities, finished to a very high standard.

There is a large, modern family bathroom, utility room and boiler room completing the downstairs accommodation.

Upstairs, the main living area is a large room with vaulted ceiling, providing a kitchen and open plan living and dining areas. The kitchen is exceptional with numerous integrated appliances, ample storage and a generous island. There is also a mezzanine room overlooking the living area.

The rear lobby provides access to a modern lift providing step-free access between the floors.

Also on this level are three bedrooms and a guest wc.

At the rear of the property there is access into a car park with parking for numerous vehicles.

The front and side garden are lawn with shingle stone areas and stone built boundary walls.

Tenure

Freehold

Local Authority

Bridgend

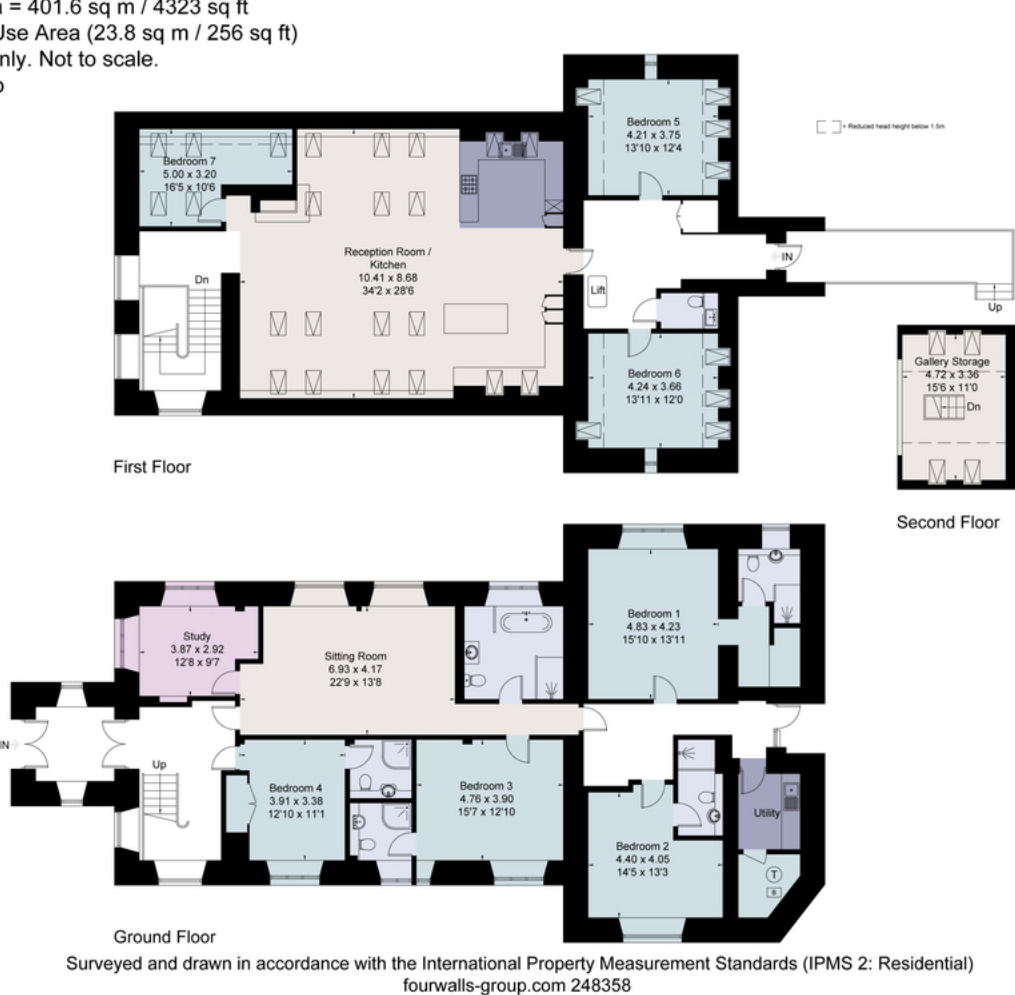
Viewing

Strictly by appointment with Savills





Approximate Area = 401.6 sq m / 4323 sq ft
Including Limited Use Area (23.8 sq m / 256 sq ft)
For identification only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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