



20 Island Farm Close  
Bridgend, CF31 3LY









## 20 Island Farm Close

Bridgend, CF31 3LY

£359,950 Freehold

**4 Bedrooms : 2 Bathrooms : 2 Reception Rooms**

Watts & Morgan are pleased to present to the market this substantial four bedroom detached family home located in a desirable street of Bridgend. Within walking distance of Bridgend Town Centre, Newbridge Fields and Brynteg Comprehensive school. Accommodation comprises; entrance hall, lounge, sitting room, kitchen/dining room and WC. First floor landing, mater bedroom with en-suite shower room, two further double bedrooms, a comfortable single bedroom and a family bathroom. Externally enjoying a private driveway leading into an integral garage and a rear enclosed garden. EPC Rating 'TBC.'

- Bridgend Town Centre 1.2 miles
- Cardiff City Centre 20.8 miles
- M4 (J36) 3.7 miles

**Your local office: Bridgend**

T 01656 644288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)







## Summary of Accommodation

---

### GROUND FLOOR

Entrance via a partly glazed composite door into the entrance hall offering Karndean flooring, a carpeted staircase to the first floor landing with an under-stairs storage cupboard and a 2-piece WC serves the ground floor.

The lounge is a spacious reception room offering carpeted flooring, a uPVC window to the front elevation and a gas fire set on a marble hearth and surround.

Partly glazed double doors provide access into the sitting room enjoying carpeted flooring and uPVC French doors provide access to the rear garden.

The kitchen/dining room has been fitted with a range of 'Shaker-Style' wall and base units with co-ordinating work surfaces. Integral appliances to remain include; oven and grill, 4-ring electric hob and extractor fan over. Space and plumbing has been provided for a dishwasher. Further features include herringbone style vinyl flooring, tiled splashback, a uPVC window to the rear elevation and an archway leading into the dining area.

The dining area offers space for free standing furniture, a cupboard housing the combi boiler and a uPVC courtesy door provides access to the rear elevation. A courtesy door provides access into the integral garage offering space and plumbing for white goods and a stainless-steel sink unit.

---

### FIRST FLOOR

The first floor landing offers carpeted flooring and a cupboard for storage.

Bedroom one is a spacious double bedroom offering carpeted flooring, a uPVC window to the front elevation and space for free standing furniture. Leading into the fully tiled 3-piece en-suite shower room comprising; walk-in shower cubicle, wash hand basin and WC. Further features include; tiled flooring, an obscured uPVC window and heated towel rail.

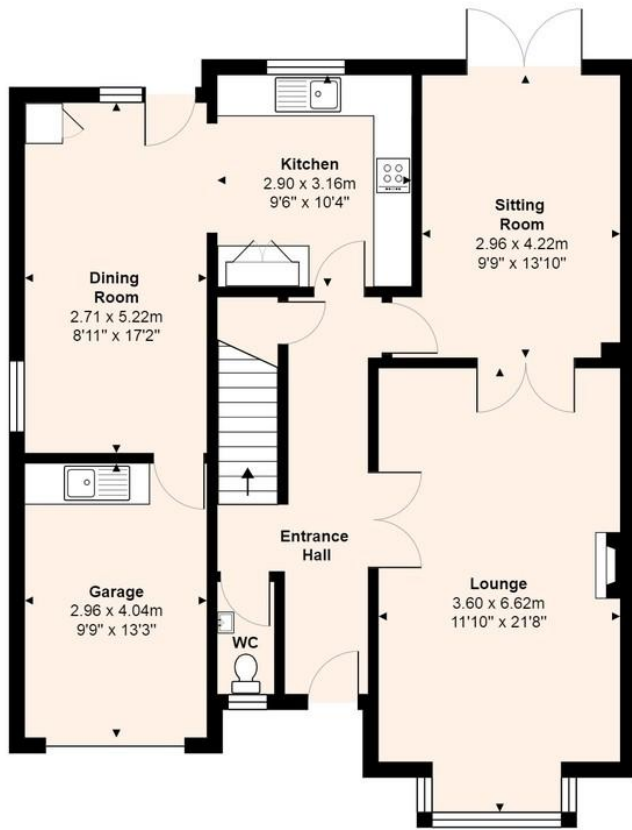
Bedroom two is a good sized double bedroom offering carpeted flooring, a uPVC window to the rear elevation and space for free standing furniture.

Bedroom three is another double bedroom offering carpeted flooring and a uPVC window to the rear elevation.

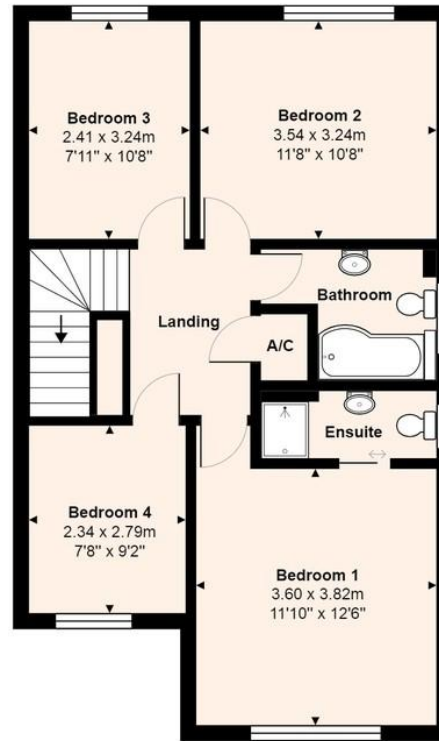
Bedroom four is a comfortable single bedroom offering carpeted flooring and a uPVC window to the front elevation.

The fully tiled family bathroom has been fitted with a 3-piece suite comprising; oval panelled bath with shower over, wash hand basin and WC. Further features include; tiled flooring and an obscured uPVC window.





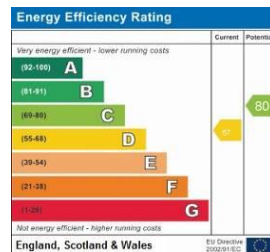
Ground Floor



1st Floor

20 Island Farm Close  
 Total Area: 142.9 m<sup>2</sup> ... 1538 ft<sup>2</sup> (Including Garage)  
 All measurements are approximate and for display purposes only

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.



### GARDENS & GROUNDS

No.20 is accessed via a cul-de-sac onto a private resin driveway leading into an integral garage with full power supply. The front garden offers a lawned section with hedgerow and a courtyard wooden gate provides access to the rear. The rear garden is a private garden enclosed by feathered fencing and predominantly laid to lawn with wood chipping borders and patio area and raised decking area ideal for garden furniture.

### SERVICES & TENURE

All mains connected. Freehold.







**Bridgend**

T 01656 644 288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)

**Cowbridge**

T 01446 773 500

E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

**Penarth**

T 029 2071 2266

E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

**London**

T 020 7467 5330

E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

