



2 Waterton Close, Waterton
Bridgend, CF31 3YE





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£525,000 Freehold

7 Bedrooms : 4 Bathrooms : 2 Reception Rooms

Watts & Morgan are pleased to present to the market a contemporary seven bedroomed detached property situated within a small development. Offering close proximity to local amenities and road and rail links. The accommodation comprises; entrance hall, WC, contemporary kitchen/breakfast room, lounge & dining room. First floor landing, four double bedrooms, a comfortable single bedroom/study, en-suite shower room, 'Jack and Jill' shower room and a family bathroom. Second floor landing, master suite with dressing room, additional bathroom and a spacious double bedroom with dressing area. Externally the property benefits from a sizeable private driveway, integral double garage and a rear landscaped private garden. EPC Rating 'C.'

- Bridgend Town Centre 2.9 miles
- Cardiff City Centre 22.2 miles
- M4 (J36) 24.0 miles

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Summary of Accommodation

GROUND FLOOR

Accessed via a partially glazed composite door into the generously sized entrance hallway offering a carpeted staircase to first floor landing with an under-stairs storage cupboard. Further offering high gloss porcelain floor tiles and a utilities cupboard with space and plumbing for washing machine and tumble dryer. An internal door leads into the integral double garage with electric thermal insulated up and over garage doors and a uPVC window to side elevation.

The ground floor WC has been fitted with a 2-piece white suite comprising; low level dual flush WC and wall mounted sink inset within vanity unit. Further offering continuation of porcelain high gloss floor tiles and a uPVC obscure glazed window to the front elevation.

The dining room is a versatile reception room enjoying a uPVC bay window to the front elevation and carpeted flooring.

The kitchen/breakfast room has been fitted with a range of contemporary high gloss wall and base units with a central island featuring granite work surface and space for high stools. Integral appliances to remain include; 'Neff' induction hob with a ceiling extractor fan, dual 'Neff' double electric ovens with warming tray and combination microwave oven, integral fridge freezer, dishwasher and a one and a half bowl stainless steel sink with hot water tap and waste disposal.

Further enjoying continuation of high gloss porcelain floor tiles, uPVC sliding doors leading to the rear garden and a uPVC fully glazed side door. A cupboard houses the general heating 'Ideal' boiler.

The lounge is a sizeable reception room with built-in TV unit featuring a cinema screen, an electric fire, oak flooring, uPVC French doors with side panels adjacent overlooking the rear garden and ample space for free standing furniture. The lounge has a projector cinema screen which is subject to negotiation.

FIRST FLOOR

The first floor landing features a carpeted staircase to the second floor landing and a uPVC window to the front elevation.

Bedroom two is a double bedroom with a uPVC window to the front elevation, carpeted flooring, built-in wardrobes leading into a dressing area with fitted wardrobes and an en-suite shower room.

The en-suite wet room comprises; low level dual flush WC, wall mounted sink set within vanity unit and walk-in shower cubicle. Further enjoying a chrome towel drying radiator and an obscured uPVC glazed window to the front elevation.

Bedroom four is a further double bedroom with a uPVC window to the rear elevation, carpeted flooring, built-in wardrobes and a wall mounted sink set within vanity unit. Door leads off into 'Jack and Jill' bathroom.

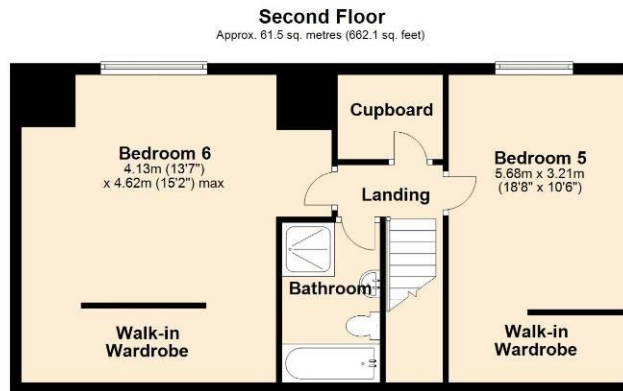
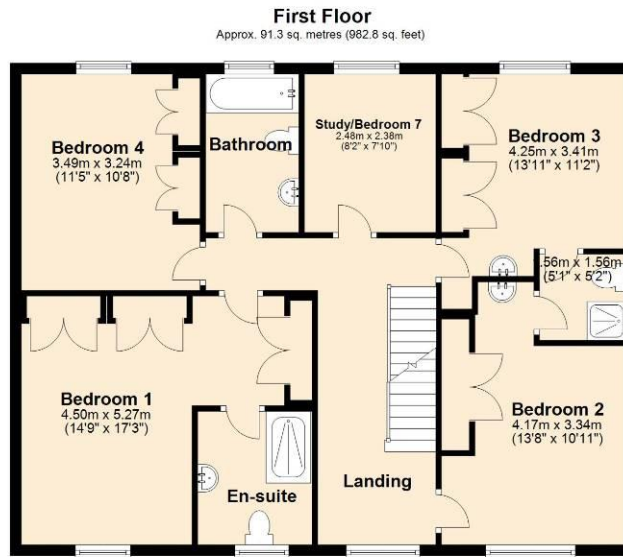
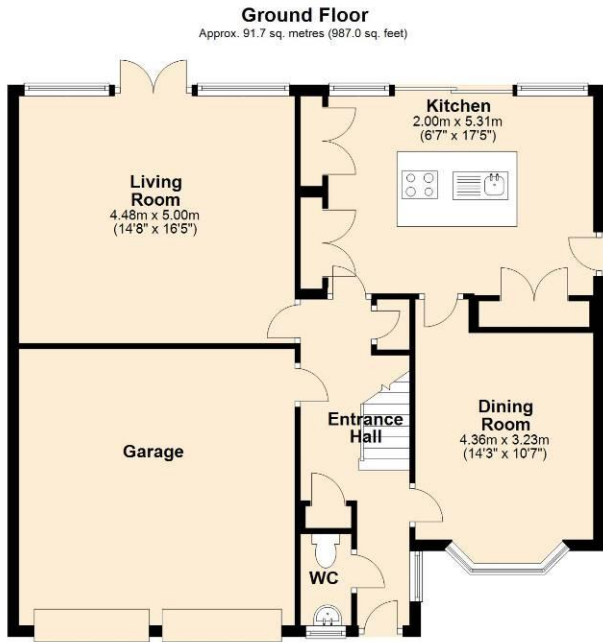
Bedroom five is a further double bedroom with a uPVC window to the front elevation, carpeted flooring, built-in double wardrobes, a wall mounted sink set within vanity unit and door leading into 'Jack and Jill' shower room.

The shower room features a low level dual flush WC and a walk-in shower cubicle with uPVC obscure glazed window to the side elevation.

Bedroom six is a further double bedroom with a uPVC window to the rear elevation, built-in wardrobes and carpeted flooring.

Bedroom seven is a further bedroom offering versatility for occupation as either a bedroom or home office with a uPVC window to the rear elevation and carpeted flooring.

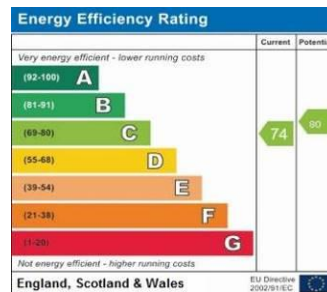




Total area: approx. 244.5 sq. metres (2631.9 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

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.



The family bathroom has been fitted with a contemporary 3-piece white suite comprising; low level WC, panelled bath with handheld shower over, wall mounted sink set within vanity unit with laminate work surfaces and tiled to dado level. Further enjoying vinyl flooring and uPVC window to the rear elevation.

SECOND FLOOR

The second-floor landing offers a built-in walk-in airing cupboard with hanging rail and shelving and houses the hot water cylinders.

The master bedroom is a sizeable luxurious bedroom with a uPVC domer window to the rear elevation, carpeted flooring, ample space for free standing bedroom furniture and a walk-in wardrobe featuring built-in hanging rails. A loft hatch gives access to the partially boarded loft space.

Door leads off into master bathroom which has been fitted with a 4-piece white suite comprising; low level WC and wall mounted sink set within vanity unit, tiled bath with shower over and walk-in shower cubicle. Other features include tiled flooring and a chrome towel radiator.

Bedroom two is a further double bedroom with a Velux window, carpeted flooring, walk-in wardrobes with built-in hanging rail and shelving and access to eaves storage cupboard.

GARDENS & GROUNDS

The property is accessed off the road onto a blocked paved driveway providing parking for multiple vehicles leading into an integral double garage with electrically operated doors.

To the rear of the property and accessed via the side of the property is a low maintenance landscaped garden enclosed by surrounding feather edged timber fencing. The garden features a stepped area and 'Astroturf' lawn. The property further enjoys a private outlook and southerly aspect.

TENURE & SERVICES

All mains services connected. Freehold.





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