



13 Island Farm Close
Bridgend, CF31 3LY





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£369,950 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are proud to present to the market this spacious four bedroom detached property located in a highly sought after location in Bridgend. Offering immaculate presentation throughout. Within close proximity of J36/37 of the M4, reputable schools and less than one mile to Bridgend town centre. Accommodation comprises; entrance hallway, WC, generous lounge opening into dining room, modern fitted kitchen with integral appliances, additional breakfast/utility room. Bedroom One with en-suite bathroom, three further bedrooms and a 3-piece family bathroom. Externally enjoying off-road parking leading to a single integral garage and a fully landscaped sunny rear garden.

EPC Rating; 'D'.

- Bridgend Town Centre 0.9 miles
- Cardiff City Centre 24.2 miles
- M4 (J36) 4.2 miles

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Summary of Accommodation

GROUND FLOOR

Entrance via a hardwood glazed door into the entrance hallway with carpeted staircase to first floor landing leading into a modern 2-piece cloakroom offering ceramic tiled flooring.

The lounge is a generous sized reception room enjoying a box bay window to the front of property, a central feature to the room is the inset gas fire with timber mantle, marble hearth and backplate and an archway opens into the dining room.

The dining room presents ample space for dining furniture and provides continuation of carpeted flooring with uPVC French doors leading out onto the rear decking area.

The kitchen has been fitted with a range of modern high gloss white wall and base units, display cabinets and complementary laminate work surfaces. A range of integral appliances to remain include; 'Smeg' double oven with grill, 4-ring gas hob, pull-out extractor hood, microwave/oven, fridge, freezer and dishwasher. Further benefiting from; a 'Franke' one and a half stainless steel sink unit with mixer tap over, tiled splashback and uPVC window overlooking the rear garden.

Leading through into the breakfast/utility room providing additional high gloss white wall and base units with work surface space plus additional sink unit; wrapping around into a breakfast bar area with space for high stool. Plumbing is provided for white good appliances and one cupboard houses the gas boiler. A uPVC courtesy door leads out to the rear garden and into the integral garage.

FIRST FLOOR

The first floor landing provides an airing cupboard which houses the hot water tank and a loft hatch with pull down ladder leads to a partly boarded loft space with light.

Bedroom One is a delightful double room offering a range of built in bedroom furniture to remain to include; wardrobe, over-bed cabinet, dressing table and bedside cabinets. Further benefiting from; a uPVC to front aspect, carpeted flooring, large overstairs storage cupboard and leads into a 3-piece en-suite bathroom.

Bedroom Two is another superb size double room neutrally decorated with uPVC window to front aspect offering ample size for bedroom furniture and enjoys a range of built-in mirrored door wardrobes to remain.

Bedroom three is another double room with uPVC window overlooking the rear garden and offering fitted wardrobes.

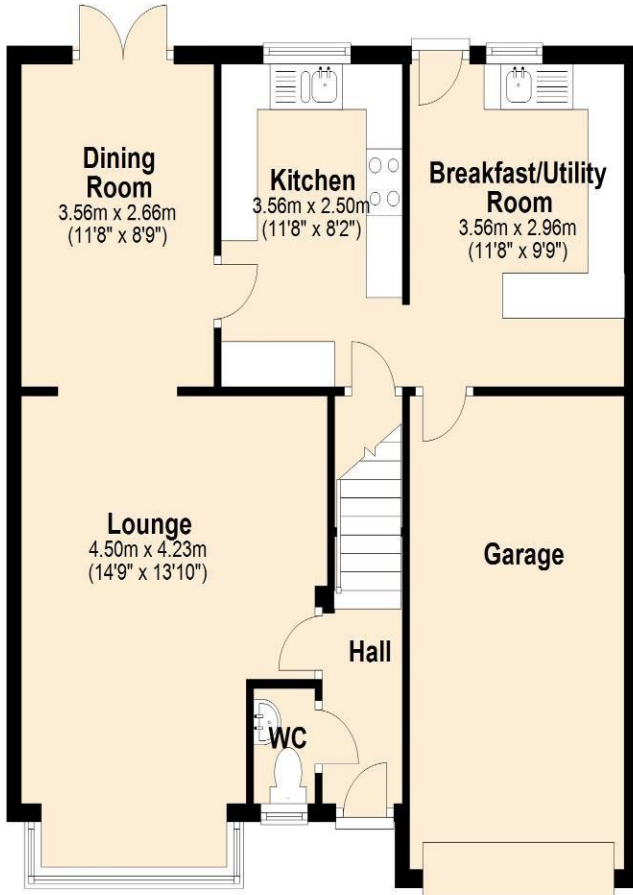
Bedroom four is a comfortable single room currently utilised as a home office, providing views out over the rear garden and carpeted flooring.

The family bathroom has been fitted with a traditional 3-piece suite comprising; panelled bath with handheld shower over, wash hand basin set within vanity unit and WC. Offering tiled walls and uPVC window to side.



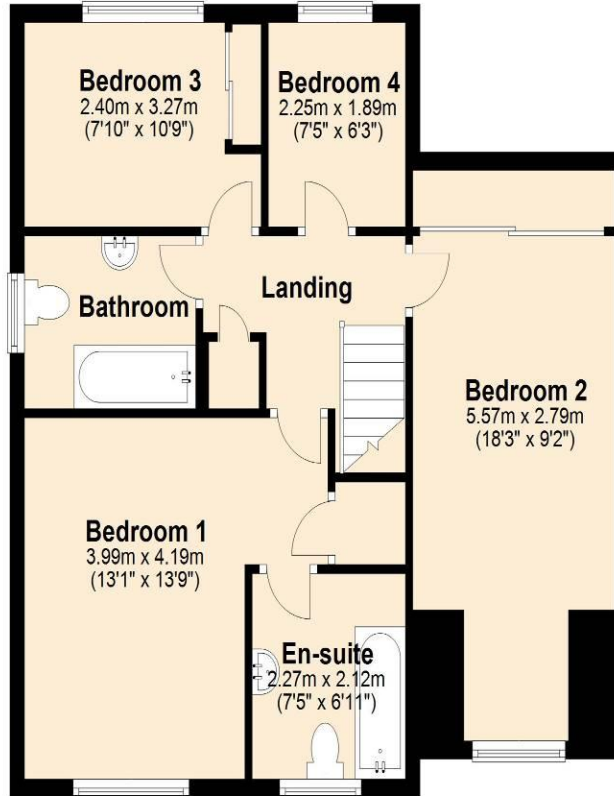
Ground Floor

Approx. 70.9 sq. metres (763.4 sq. feet)



First Floor

Approx. 62.1 sq. metres (668.5 sq. feet)



Total area: approx. 133.0 sq. metres (1431.9 sq. feet)

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

GARDENS AND GROUNDS

No.13 is approached off Island Farm Close onto a tarmac driveway providing off-road parking leading to an integral garage with manual up and over door offering full power supply.

The front garden is predominantly laid to lawn with array of shrub borders and a side gate leads to the rear of the property.

To the rear of the property lies a fully landscaped pretty, sunny garden offering a part enclosed decking area - ideal for morning sun; leading on to a patio area with steps leading on to a lawned section, part enclosed via mature shrub borders and foliage. The lawn wraps around on to an additional decking area, which is an ideal place for al-fresco dining with timber pergola.

This superb gardens offers a private space to enjoy outdoor living backing onto a tall tree line with space on offer to either side of the property for storage/recycling.

SERVICES AND TENURE

All mains services connected. Freehold.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	91	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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.



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