



2 Island Farm Close
Bridgend, CF31 3LY





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£479,950 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

We are pleased to present to the market this well presented spacious four-bedroom detached family home situated in a desirable area in Bridgend. Within walking distance to Merthyr Mawr Sand Dunes, Bridgend Town Centre, and Newbridge Fields. Close to all local amenities, shops, schools, and Junction 36 of the M4.

Accommodation comprises; entrance hallway, lounge, dining room, kitchen/breakfast room, office, and WC. First floor landing, main double bedroom with en-suite shower room, three further bedrooms and a family bathroom. Externally enjoying driveway parking for multiple vehicles, double garage and a large rear enclosed lawned garden. EPC Rating; 'D'

Directions

- Bridgend Town Centre 1.5 miles
 - Cardiff City Centre 20.6 miles
 - M4 (J36) 3.8 miles
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Your local office: **Bridgend**

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Summary of Accommodation

GROUND FLOOR

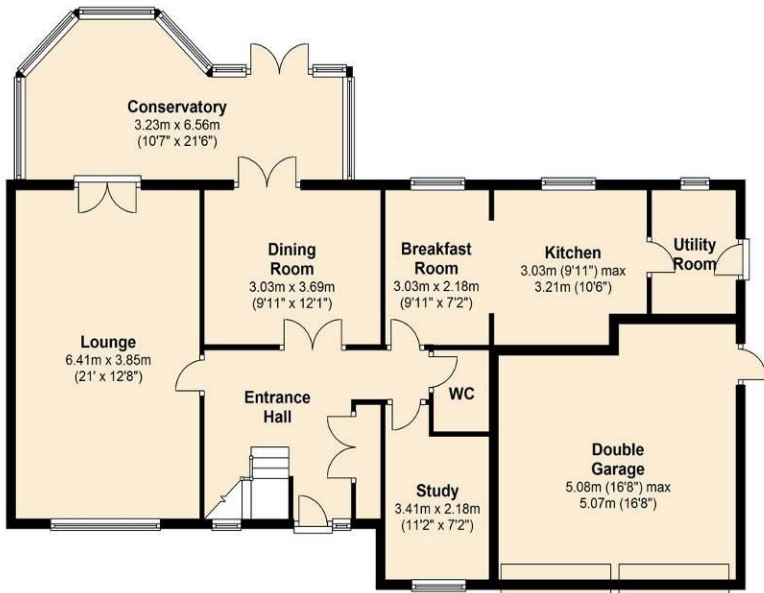
Entrance to the property is via a partially glazed uPVC front door leading into a spacious hallway laid with kamdean flooring with built-in double cupboard space, under-stairs storage and a carpeted staircase leading up the first-floor landing. The kitchen/breakfast room has been comprehensively fitted with a range of oak style wall and base units and complementary work surfaces and features ceramic tiled flooring. Integral appliances to remain; 4-ring induction hob, stainless steel extractor fan, oven, grill, and dishwasher. Further features include partially tiled walls, and windows to the rear elevation. Ample space is provided for freestanding furniture and space is provided for an American style freestanding fridge/freezer. The kitchen leads into the utility which has been fitted with a range of wall and base units and continuation of work surfaces. Space and plumbing have been provided for multiple appliances. The utility offers windows to the rear, stainless steel sink and a partially glazed door leading out onto the side. The utility also houses the gas boiler. The ground floor WC has been fitted with a 2-piece suite comprising; pedestal sink and a wall-mounted WC. Also features tiled walls, tiled flooring, and a chrome towel radiator. The office is situated to the front of the property with carpeted flooring and windows to the front. The dining room features continuation of the kamdean flooring with double doors lead out into the hallway and patio doors leading into the conservatory. The conservatory is a generous sized room laid with ceramic tiled flooring and offers french doors leading out onto the rear garden. The main living room is situated to the front of the property with carpeted flooring, a central feature electric fireplace with marble surround and double doors leading into the conservatory.

FIRST FLOOR

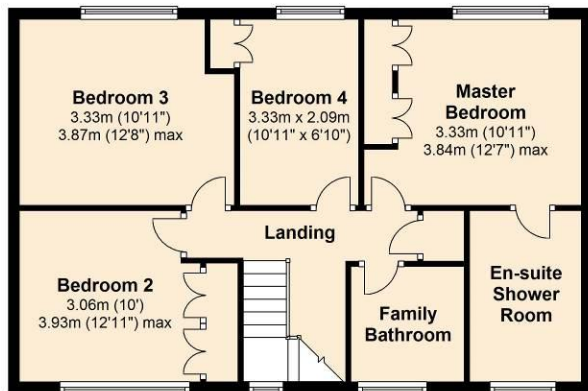
The first-floor landing features carpeted flooring, a airing cupboard and provides access to the loft hatch. Bedroom One is a spacious double bedroom with built-in wardrobes and storage space, carpeted flooring and windows to the rear leading into the en-suite shower. The en-suite has recently fitted with a contemporary suite comprising of a double walk-in shower cubicle, sink and WC set within vanity unit. Further features recessed spotlighting, tiled walls, vinyl flooring and a chrome towel radiator and windows to the front. Bedroom Two is a double bedroom situated to the rear of the property with laminate flooring, built-in wardrobes and storage space and windows to the rear. Bedroom Three is a further good sized double bedroom with laminate flooring, windows to the front and built-in wardrobes. Bedroom Four offers laminate flooring and windows to the rear. The family bathroom has been fitted with a 3-piece white suite comprising; panelled bath with over-head electric shower, low level WC, sink set within vanity unit. Features fully tiled walls, tiled flooring, and windows to the front.



Ground Floor



First Floor



GARDENS AND GROUNDS

No. 2 Island Farm Close is approached onto a paved driveway with parking for multiple vehicles. The access to the property is shared with 2 neighbouring properties. To the front of the property is a low maintenance lawned garden screened with mature trees and shrubs and an attractive water feature. To the rear of the property lies a substantially large garden, which enjoys a south westerly aspect. This landscaped garden is predominantly laid to lawn and features a bordering gravelled area with mature trees and shrubs. An attractive patio area provides an ideal space for sitting out and entertaining on.

SERVICES AND TENURE

All mains services connected. Freehold.

Any layout of the property, they do not in any part of any contract.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	65	
(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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