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Windways Island Farm

Road

Bridgend,

CF31 3LG



# Windways Island Farm Road

Asking price **£375,000**

Nestled in the sought-after south side of Bridgend is this unique three-bedroom property set on an impressive size plot with plenty of potential including spacious double garage, stunning wrap-around garden, just a short distance from local schools, shops, amenities and selling with no onward chain.

Expansive plot with potential for extension (subject to planning permission)

Double garage with electric up-and-over doors

Three spacious double bedrooms

Two generous reception rooms

Conservatory with year-round usability

Conveniently located on the popular south side of Bridgend

Short distance to local schools, shops and amenities

Close proximity to the beaches at Ogmores-by-Sea and Porthcawl

Ample off-road parking

No chain









Selling with no onward chain is this charming three bedroom detached property benefitting from a large plot with wrap around garden, double garage, two reception rooms, conservatory and with close proximity to local school, shops and amenities.

The property is entered via a composite front door with frosted double-glazed windows into a spacious entrance hall with a handy storage cupboard, staircase leading to the first floor landing and access to both the kitchen and the lounge.

The lounge is a generous sized room featuring an electric fireplace, twin double-glazed windows offering views of the garden and allows lots of natural light to flow into the room. From the lounge wooden doors lead into the dining room and a conservatory with aluminium sliding doors.

The conservatory is made of UPVC construction, features doors leading out to the garden and includes two radiators, making it suitable for all year-round use.

The dining room is another well-proportioned space, complete with a double-glazed window to the rear and a service hatch to the kitchen.

The kitchen has been fitted with a matching range of base and eye-level units including built-in oven, dishwasher, sink with a mixer tap and an electric hob. There is a pantry cupboard with space for a fridge, double-glazed windows to the front and a partially glazed door that leads to the utility room which has plumbing for additional appliances and doorways to both the garage and a WC.

To the first floor landing doorways lead to three spacious double bedrooms, a shower room, separate WC, storage and airing cupboards.

The main bedroom features built-in wardrobes and a double-glazed window to the rear with a door leading to a sunroom that was previously a balcony overlooking the garden. Bedrooms two and three are also generously sized double rooms with double-glazed windows.

The shower room offers a walk-in shower and pedestal wash basin.

There are fully tiled walls and UPVC panels surrounding the shower plus an obscure glazed window to the front. An independent WC is located next to the shower room which also features a window.

To the front of the property a driveway provides ample off-road parking and leads to a double garage with individual electric up-and-over doors. The mature garden wraps around the property which offers sun throughout the day and includes a courtyard area laid out patio.

360 Tour: Take a virtual tour of this stunning property from the comfort of your home! Our 360-degree tour allows you to explore every corner of the house, from the spacious lounge to the expansive garden. This interactive tool provides a real-life feel for the property, helping you visualize how it would fit your lifestyle. Experience the flow of the rooms, get a close look at the beautiful finishes and imagine yourself living in this charming home!







### Directions

From the nearest junction of the M4 Motorway, take Exit 35 towards Bridgend (A473). Follow the A473 for approximately 2 miles, then turn left onto A48 (Cowbridge Road). Continue on A48 for about 1 mile. At the Windways roundabout, take the first exit onto Island Farm Road. Continue for 0.5 miles, and the property at CF31 3LG will be on your right.

### Tenure

Freehold

### Services

All mains  
Council Tax Band F  
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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AWAITING EPC

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Approx Gross Internal Area  
174 sq m / 1878 sq ft



Ground Floor  
Approx 113 sq m / 1218 sq ft

First Floor  
Approx 61 sq m / 660 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



