



4, Idris Place
Bridgend, CF31 1PR

Watts
& Morgan



4, Idris Place

Bridgend CF31 1PR

£230,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

GUIDE PRICE ** £230,000 - £240,000 **

New to the market a well presented 3 bedroom semi-detached dormer bungalow. Situated in a pleasant cul-de-sac location with a landscaped southerly facing rear garden with two double downstairs bedrooms and downstairs shower room. Situated in the sought after Litchard location, just a short distance from local shops and amenities and just a short drive from both Bridgend town centre and J36 of the M4. Accommodation comprises of; Kitchen / breakfast room, lounge, conservatory, shower room, two double bedrooms First floor double bedroom and a bathroom. Externally the property offers a private driveway, front garden, detached garage and a south facing landscaped rear garden. EPC Rating "D".

Directions

* Bridgend - 1.7 Miles * Cardiff - 21.0 Miles * J36 of the M4 - 1.2 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk



Summary of Accommodation

ABOUT THE PROPERTY

The property is entered via a stable style front door into the kitchen/breakfast room which has been fitted with a matching range of base and eye level units with roll top butchers block effect workspace over. There is an electric oven with five ring burner gas hob and complementary extractor hood over, plumbing and space for appliance, space for fridge/freezer, a one-and-a-half bowl stainless steel sink unit with mixer tap, tiled splashbacks, tiled flooring and doorways to the lower floor receptions and bedrooms. The lounge is a great sized space with original wooden flooring, a feature fireplace with oak mantle, sliding doors overlooking the rear garden and an exposed wood staircase to the first floor landing. The conservatory is of PVCu double glazed construction with a lower dwarf brick wall and polycarbonate roof. There is tiled flooring, windows to all sides and double French doors overlooking the southerly facing garden. The downstairs shower room has been fitted with a three-piece suite comprising; walk in shower, pedestal wash hand basin and low-level WC. There is full height tiling to all walls, tiled flooring, chrome effect heated towel rail and obscure glazed window to the side. Bedroom three is a double bedroom with a window to the front. The main bedroom is a spacious double bedroom with a bay window to the front.

The first floor landing benefits from a built in storage cupboard and doors lead off to bedroom two and the bathroom. Bedroom two is a second double bedroom with sloping ceilings with a Velux window to the rear and door to useful storage cupboard. The family bathroom has been fitted with a three-piece suite comprising; corner unit bath, pedestal wash hand basin and low-level WC. There is tiled splashbacks to the wet areas, vinyl flooring, Velux window to the front and door to eaves storage.

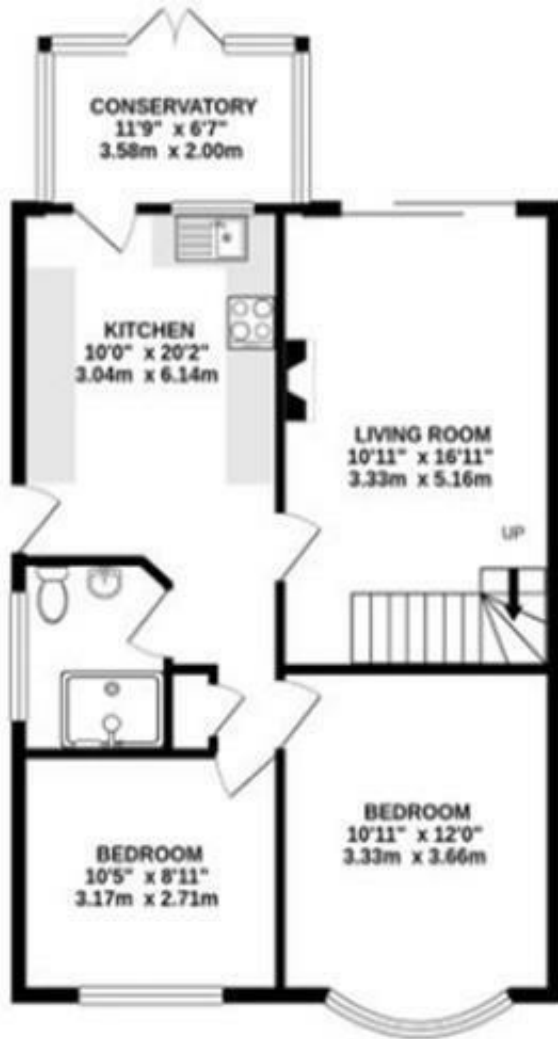
GARDENS AND GROUNDS

To the front is an open plan garden laid mainly to lawn with borders of mature plants and shrubs. The driveway to the side of the property leads to the front door and to the detached single garage with power supply and double wooden doors. The drive provides ample off-road parking for multiple vehicles. To the rear of the property is an enclosed landscaped southerly facing garden. The garden is predominately laid with artificial turf, patio and decked areas. There are multiple seating areas perfect for outdoor furniture and a bespoke covered timber bar area.

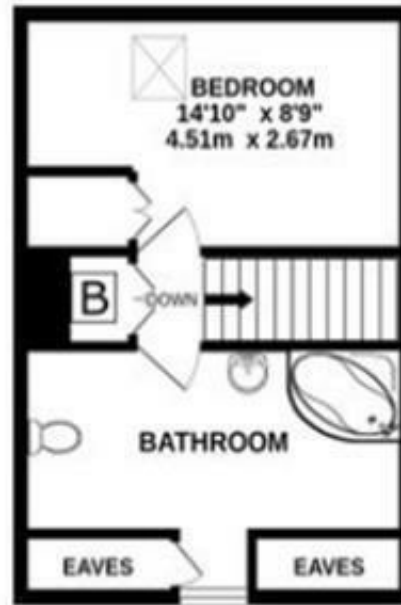
ADDITIONAL INFORMATION.

Freehold. All mains connected. EPC Rating "D". Council Tax band "C".





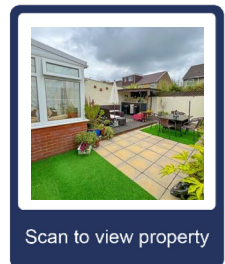
1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.4 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & 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.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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