



Little Orchard House, 2 Glan-Y-Parc
Bridgend, CF31 4BS

Watts
& Morgan



Little Orchard House, 2 Glan-Y-Parc Bridgend CF31 4BS

£375,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A spacious traditional 4 bedroom semi-detached property on a generous corner plot located within walking distance of Bridgend Town Centre. The property is situated with convenient access just a stone's throw away from Newbridge Fields and close to all local transport links, amenities and schools. Accommodation comprises; entrance hall, lounge, sitting room, study, open-plan kitchen/dining room and utility. First floor; bedroom one with en-suite shower room, 3 further good sized bedrooms and a family bathroom. Externally offering a generous corner plot with a spacious landscaped garden with seating area, rear patio area and private drive with off-road parking for 3/4 vehicles.

Directions

* Bridgend town centre - 0.4 miles * Cardiff city centre - 21.0 miles * J36 of the M4 - 4.0 miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Entered through a PVC door into the entrance porch with carpeted flooring and an internal door leads into the main hallway. The main hallway has a staircase leading up to the first floor and all doors lead off. The living room is a spacious reception room with carpeted flooring, windows to the front and side aspects and an exposed chimney. The sitting room is a great versatile second reception room with laminate flooring and a window to the front.

The study has tiled flooring, a built-in storage cupboard and leads into the kitchen/dining room. The kitchen/dining room benefits from tiled flooring, windows to the side and rear aspects and double doors opening out to the rear. There is ample space for a freestanding dining table. The kitchen has been fitted with a range of coordinating shaker style wall and base units with complementary work surfaces over with coordinating splash-backs. Integrated appliances include; freestanding cooker with 8-ring gas hob and grill and dishwasher. Space is provided for a freestanding American style fridge/freezer. The utility is fitted with work surfaces and a stainless steel sink. Space and plumbing is provided for 2 appliances. The utility also houses the gas boiler.

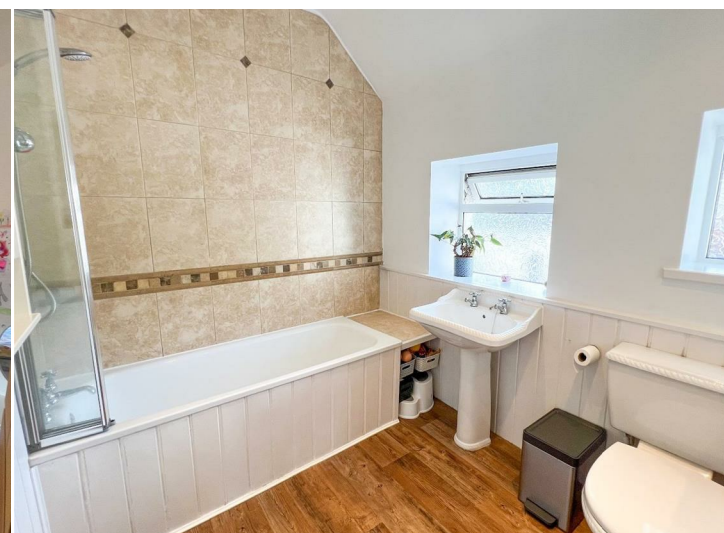
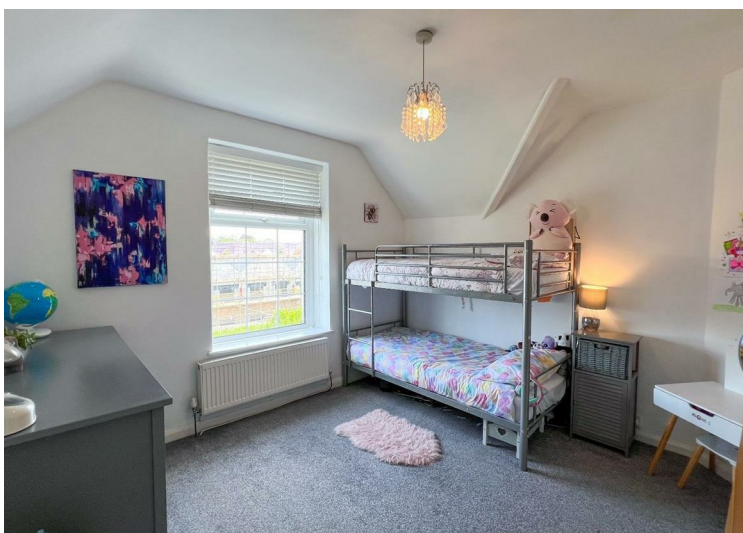
The first floor landing offers carpeted flooring and all doors lead off. There is access to the loft inspection point with drop down ladder. Bedroom one is a spacious double bedroom with carpeted flooring, 2 built-in wardrobes and windows to the rear. Leading into an en-suite shower room which is fitted with a 3-piece suite comprising of a shower enclosure with glass door, WC and a wash hand basin. With tiled flooring, tiling to the walls and a window to the side. Bedroom Two is a generous second bedroom with carpeted flooring and windows to front and side aspects. Bedroom Three is a third double bedroom with carpeted flooring and windows to the front. The fourth bedroom is a comfortable single room with carpeted flooring and windows to the front. The family bathroom is fitted with a 3-piece suite comprising of a panelled bath with over-head shower and glass screen, WC and a wash hand basin. Benefitting from tiled flooring, tiling to the walls and a two windows to the rear.

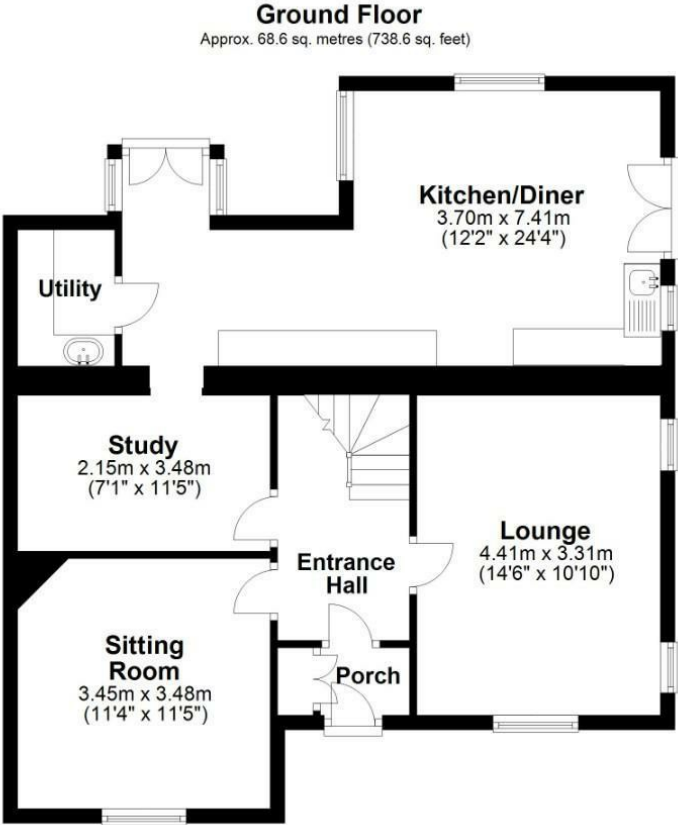
GARDENS AND GROUNDS

Approached off Glan-Y-Parc, no. 2 benefits from a generous a generous corner position. The property has a large timber framed shed to the front and multiple outdoor power sockets. To the side is a spacious lawned garden enclosed via stone boundaries with a raised patio seating area with a timber framed pergola. To the rear of the property is a further patio with a bespoke built-in seating area and steps lead up to the rear where there is rear lane access and a private driveway with off-road parking for 3 vehicles.

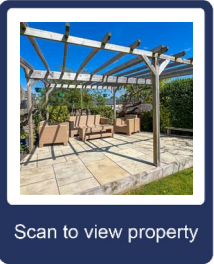
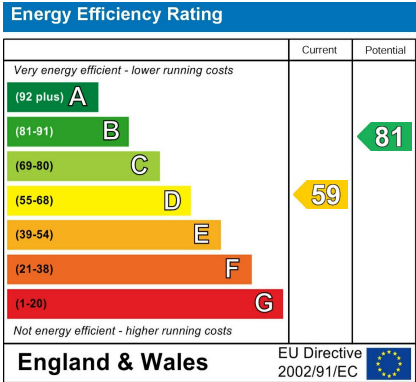
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'F'.

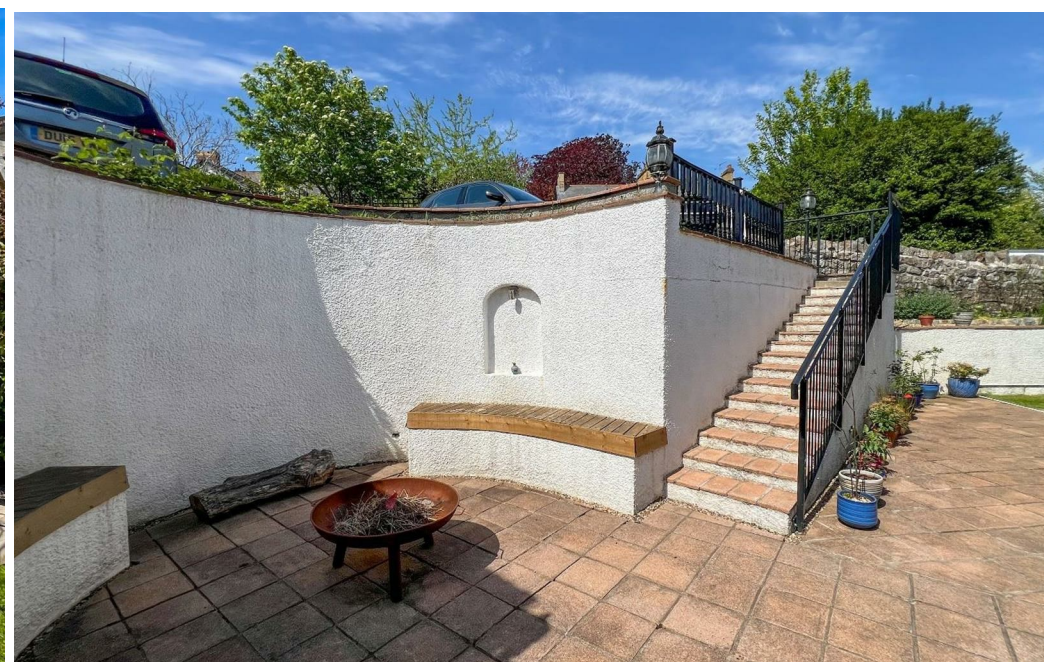




Total area: approx. 133.8 sq. metres (1439.9 sq. feet)



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

Follow us on
f i t

**Watts
& Morgan**