



herbert r thomas

Raheen
Island Farm Road
Bridgend, CF31 3LG

hrt.uk.com



Raheen Island Farm Road

Asking price **Offers in
Excess of £450,000**

Situated on the highly sought-after Southside Bridgend Town Centre is this impeccably presented four bedroom plus attic room detached property with contemporary open plan family living conservatory, southerly facing gardens and off-road parking.

Sought-after Southside of Bridgend Town Centre

Catchment area for both Oldcastle primary and Brynteg comprehensive school

Contemporary open plan family living spaces

Four bedrooms plus attic room currently utilised as a master bedroom

Off-road parking

Garage

Southerly facing rear garden

Study

Conservatory

Viewings highly recommended





Situated on the highly sought-after south side of Bridgend Town Centre offering convenient access to popular primary and junior schools and within a short distance from Junction 35 of the M4 is this generously proportioned four bedroom plus attic room detached property with a southerly facing rear garden and open plan contemporary family living spaces. The property is entered via a composite door flanked by a double glazed window into an entrance hallway with original wood block flooring, staircase rising to the 1st floor landing, useful under stairs storage cupboard, a recessed sliding door into the open plan kitchen and a further doorway into a study with PVCu double glazed window to the front and wood block flooring. The kitchen/family space has been fitted with a matching range of base and eyelevel units with square top workspace over. There is a 1½ bowl sink unit with swan neck mixer tap, built-in eyelevel double

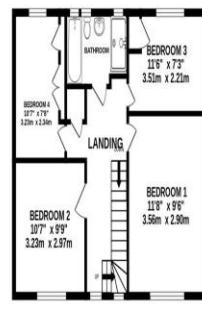
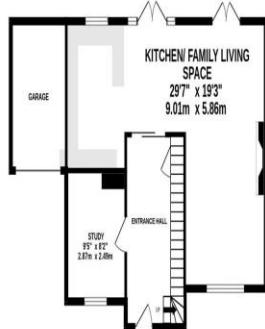
oven, five ring gas hob with complimentary extractor hood over, integrated fridge/freezer, integrated dishwasher, tiled flooring, tiled splashbacks and a PVCu double glazed window to the side. The dining space has the original wood block flooring from the hallway, a French door flanked by windows overlooking the southerly facing rear garden and open plan access to the lounge/living space. The lounge/living space has a continuation of the wood block flooring, PVCu double glazed window to the front, coving to the ceiling, a cast-iron woodburning stove and bifold doors to the conservatory. The conservatory is a PVCu double glazed construction with a polycarbonate roof, PVCu double glazed windows and a door to the southerly facing rear garden. It benefits from a radiator to provide all year round use. To the first floor is a staircase rising to the attic space/master, twin windows to front, door to useful storage cupboard and doorways to all bedrooms

and family bathroom. The family bathroom has been fitted with a four piece suite comprising; bath, vanity unit wash handbasin, concealed cistern WC and double shower cubicle with rainfall style shower. There is tiled flooring, tiled walls and a PVCu double glazed window to the rear. Bedroom three has a PVCu double glazed window to the rear and built-in wardrobes. The second bedroom is a double room with PVCu double glazed window to front. Bedroom one has twin built-in wardrobes and a PVCu double glazed window to front. The second floor is a generous attic space currently utilised as a master bedroom with twin windows to the rear overlooking the southerly facing rear garden, a sloping roof and doorway to the ensuite. The ensuite has been fitted with a three-piece suite comprising; bath, pedestal wash handbasin and close couple WC. There is half height tiling, vinyl flooring, a double glazed Velux window to the rear and a door to eaves storage. To the front of the property is a generous driveway providing ample off-road parking ahead of the garage. To the rear of the property is an enclosed southerly facing rear garden laid mostly to lawn with outside storage, WC and decked seating areas. Viewings on the property are highly recommended to appreciate the location, condition and living space on offer.

GROUND FLOOR
680 sq.ft. (63.1 sq.m.) approx.

1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.

2ND FLOOR
242 sq.ft. (22.4 sq.m.) approx.

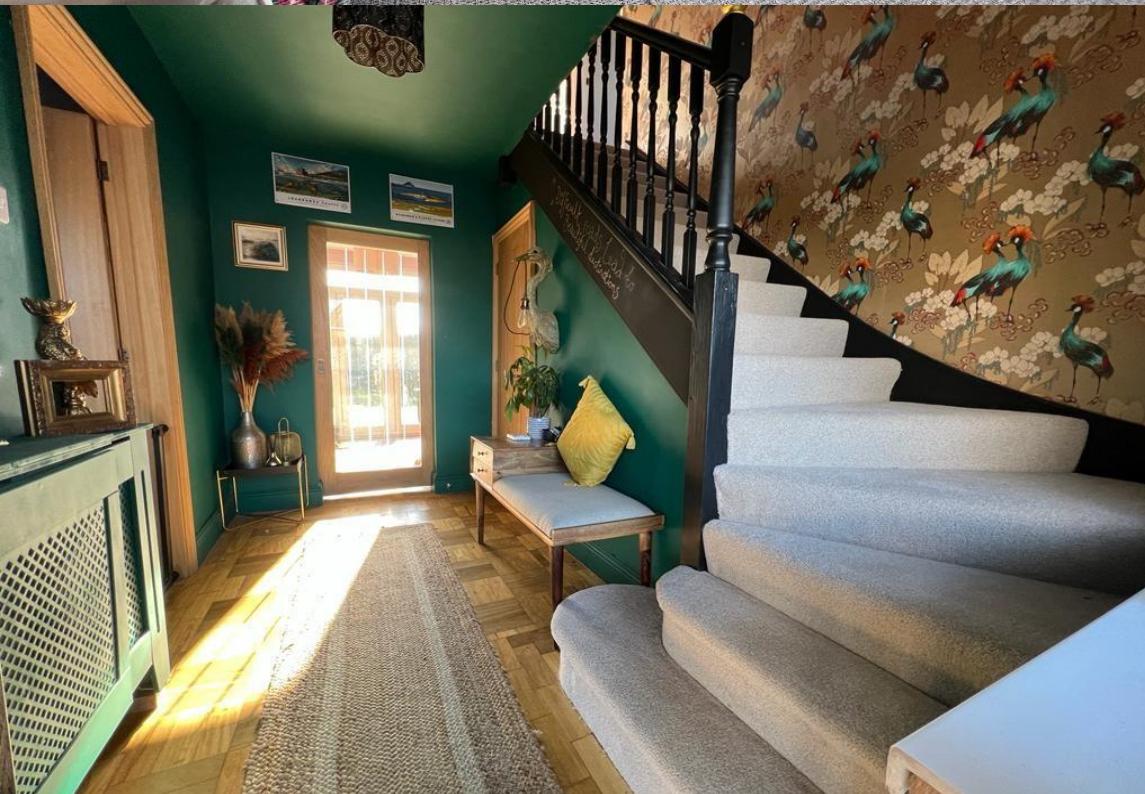


TOTAL FLOOR AREA: 1498 sq.ft. (139.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

From Junction 35 of the M4 (Pencoed) travel along the dual carriageway signposted Bridgend. Travel straight over three roundabouts and filter onto the A48. Proceed over two further roundabouts and take the first left hand turning into Island Farm Road. Turn left into Island Farm Close and Raheen will be found on your right hand side indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band F
EPC Rating

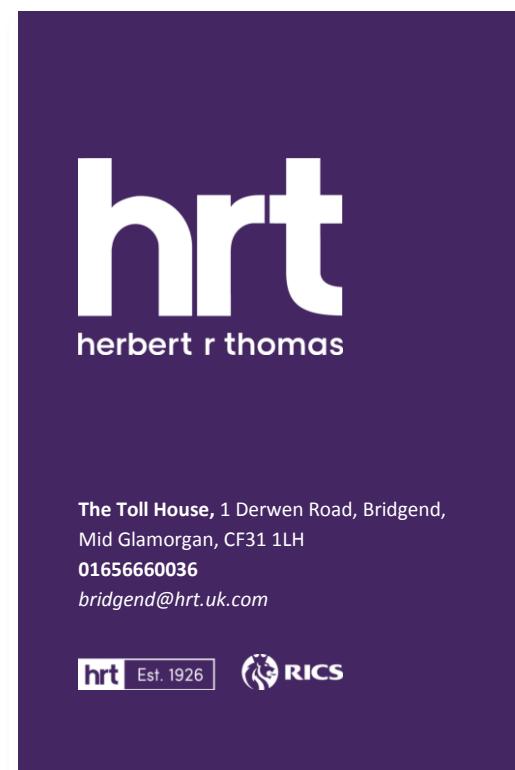
1/16/23, 5:00 PM
Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
Raheen Island Farm Road BRIDGEND CF31 8LS	Energy rating D	Valid until: 21 August 2026 Certificate number: 0708-2862-7388-9826-6441
Property type Detached house		
Total floor area 133 square metres		
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-ensure-rented-property-minimum-energy-efficiency-standard-landlord-guidance).		

<https://find-energy-certificates.service.gov.uk/energy-certificate/0708-2862-7388-9826-6441?print=true>

Viewing strictly by appointment through Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



