



19, Waterton Close
Bridgend, CF31 3YE

Watts
& Morgan



19, Waterton Close

Waterton, Bridgend CF31 3YE

£499,950 Freehold

4 Bedrooms | 4 Bathrooms | 3 Reception Rooms

A beautifully presented four-bedroom detached home, set within a sought-after development in Waterton, Bridgend, and offered with no onward chain. This impressive property offers spacious and versatile accommodation in a peaceful residential setting, while being conveniently located for local shops, schools, amenities, Bridgend town centre and the M4 via Junction 35. The ground floor features a welcoming entrance hall, generous living room, study, kitchen/breakfast room, utility room, dining room, conservatory and WC. Upstairs are four double bedrooms, including a principal bedroom with dressing room, walk-in wardrobe and en-suite, plus two further bedrooms with en-suites and a family bathroom. Outside, the property benefits from a private driveway with ample parking, a double garage and a beautifully landscaped garden.

Directions

Bridgend - 3.0 Miles Cardiff - 19.0 Miles J35 of the M4 - 3.0 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door, the welcoming entrance hallway features attractive wood flooring and a staircase rising to the first floor. There is also internal access to the double garage, which benefits from power and lighting, together with two useful storage cupboards. The ground floor WC is fitted with a modern two-piece white suite comprising a WC and wash-hand basin, with vinyl flooring. The study provides a versatile additional reception room, featuring continued wood flooring and a side aspect window. The spacious living room is filled with natural light and features a front-facing window, wood flooring and an attractive central gas fireplace. A connecting door leads through to the dining room, which continues the wood flooring and provides access to both the kitchen and conservatory. The conservatory is a wonderful addition to the home, featuring tiled flooring, windows overlooking the garden and double doors opening directly onto the rear garden, creating an ideal space for relaxing or entertaining. The impressive kitchen/breakfast room is fitted with a range of coordinating wall and base units, complemented by work surfaces and tiled flooring. A rear-facing window and double doors provide views and access to the garden, while there is ample space for a freestanding breakfast table. Integrated appliances include a four-ring gas hob with oven, grill and extractor, together with an integrated fridge freezer. The kitchen also provides access to the utility room. The utility room offers space and plumbing for appliances, additional work surfaces and houses the gas boiler.

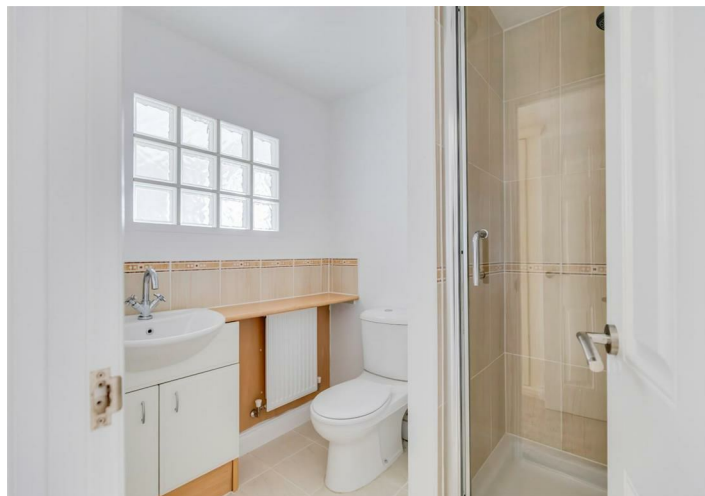
The first-floor landing features carpeted flooring and provides access to the loft. Bedroom One is an impressive principal bedroom, featuring front-facing windows, carpeted flooring and a walk-through dressing area leading to a generous built-in walk-in wardrobe with excellent storage. The room benefits from a stylish en-suite shower room, fitted with a three-piece suite comprising a shower enclosure, WC and wash-hand basin, with vinyl flooring and a rear-facing window. Bedroom Two is another spacious double bedroom, complete with fitted wardrobes, carpeted flooring and a rear-facing window. A private en-suite shower room is fitted with a three-piece suite comprising a shower enclosure, WC and wash-hand basin, with vinyl flooring and a rear-facing window. Bedroom Three is a further generous double bedroom with fitted wardrobes, carpeted flooring and a front-facing window. The room also benefits from its own en-suite shower room, fitted with a shower enclosure, WC and wash-hand basin. Bedroom Four is another well-proportioned double bedroom, featuring fitted wardrobes, carpeted flooring and a rear-facing window. Completing the first floor, the family bathroom is fitted with a three-piece suite comprising a bath, WC and wash-hand basin, with vinyl flooring and a side-facing window.

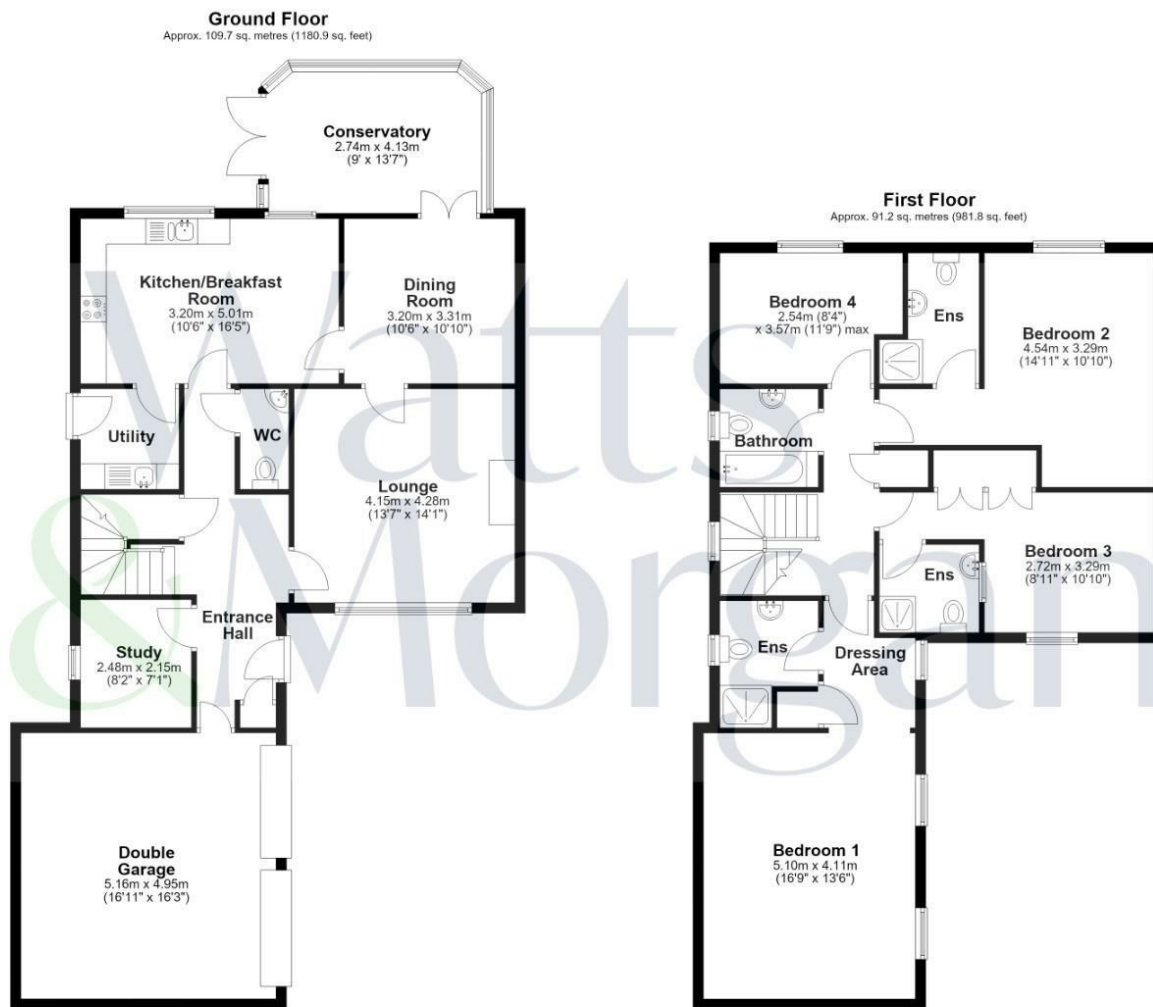
GARDENS AND GROUNDS

Occupying an enviable corner position, No. 19 is approached via Waterton Close and boasts an impressive driveway enclosed via iron gates, providing generous off-road parking for multiple vehicles, together with a double garage and EV charging point. The garage is equipped with power and lighting and benefits from convenient internal access to the home. To the rear, a beautifully landscaped garden provides a private and attractive outdoor retreat. A generous paved patio creates the perfect setting for alfresco dining and entertaining, complemented by stylish decorative stone borders and enclosed by a charming brick wall.

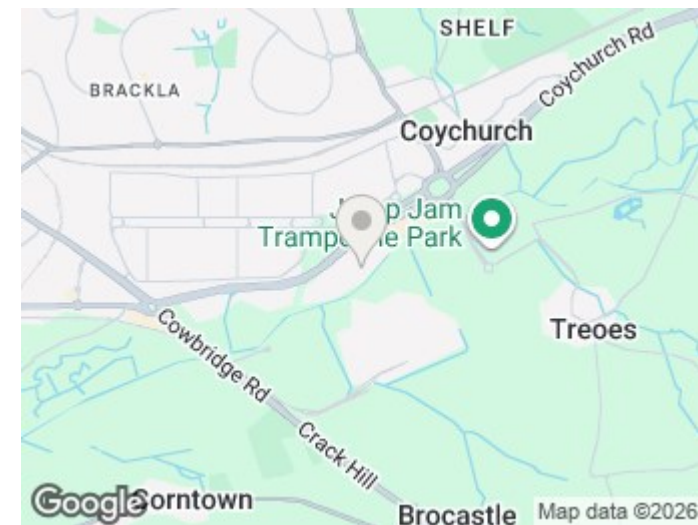
ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating "B". Council Tax Band "F".

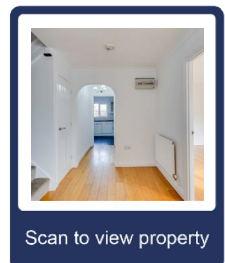




Total area: approx. 200.9 sq. metres (2162.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Scan to view property

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

**Watts
& Morgan**