



96 Merthyr Mawr Road

Bridgend

CF31 3NS

# 96 Merthyr Mawr Road

Bridgend, CF31 3NS

£399,950 - Freehold

- A detached property situated on the sought after Merthyr Mawr Road.
- In need of modernisation throughout and being sold with no onward chain.
- Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Rear Hall, Cloakroom.
- First Floor Landing, three spacious double Bedrooms and a Family Bathroom.
- large front & rear lawned Gardens, off-road parking for several vehicles and two single Garages.
- EPC Rating: E.



Bridgend Town Centre – 0.6 miles

M4 (J36) – 2.9 miles

Cardiff City Centre – 21.5 miles

Swansea City Centre – 22.8 miles

(All distances are approximate)

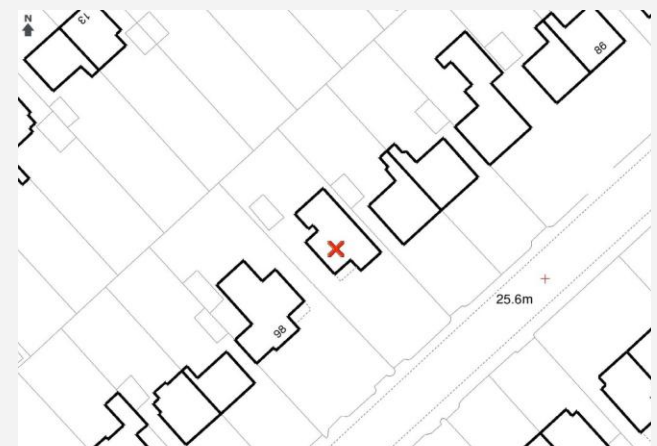


# The Property

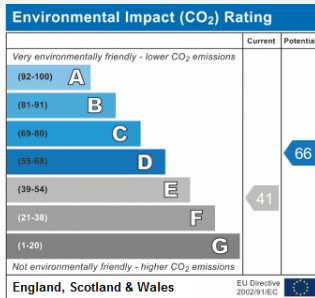
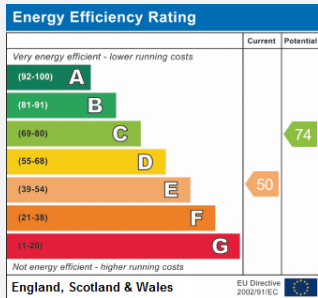
Enter through a stained glass double glazed uPVC door into the Entrance Hall which enjoys original timber panelled walls with plate rails, central ceiling light point, central heating radiator, carpeted flooring, a stained double glazed uPVC window to the front elevation, a stained glass double glazed uPVC porthole style window to the side elevation and a part carpeted staircase leading to the First Floor Landing with an understairs storage cupboard. Located to the front of the property, the Lounge enjoys a central feature fireplace, carpeted flooring, central ceiling light point, central heating radiator, picture rails and a double glazed uPVC bay window to the front elevation. The Dining Room offers central feature fireplace, herringbone parquet flooring, central ceiling light point, central heating radiator, picture rails and double glazed uPVC windows to the front and side elevations. The Kitchen/Breakfast Room has been fitted with a range of base and wall units with laminate work surface and inset single drainer stainless steel sink. Space and plumbing has been provided for freestanding appliances. The Kitchen/Breakfast Room further offers a central feature fireplace, tile effect vinyl flooring, central ceiling light point and a double glazed uPVC window to the side elevation. The Utility Room is fitted with a range of wall units with roll top laminate work surface and space and plumbing for freestanding appliances. The Utility Room further benefits from a continuation of the tile effect vinyl flooring from the Kitchen/Breakfast Room, central ceiling light point and an obscured double glazed uPVC window to the side elevation. Leading off the Kitchen/Breakfast Room, the Rear Hall which benefits from an obscured double glazed uPVC door to the side elevation with matching side panels, a continuation of the tile effect vinyl flooring and a central ceiling light point. The Cloakroom has been fitted with a two piece suite comprising; a vanity unit mounted wash basin and a low level WC. The Cloakroom benefits from tiled flooring, tiled walls, central ceiling light point, central heating radiator and an obscured double glazed uPVC window to the side elevation. Located to the rear of the property, the Integral Garage offers a manual up and over vehicular access door, electrical lighting and power points and a door leading to the Rear Hall.

The First Floor Landing is accessed via a part carpeted staircase from the Entrance Hall and offers a continuation of the carpeted flooring, an eaves storage cupboard, an airing cupboard housing a hot water tank and linen storage, central ceiling light point, central heating radiator and a timber and glazed dormer window to the front elevation. Located to the front of the property, Bedroom One is a spacious double bedroom offering carpeted flooring, central ceiling light points, central heating radiator, picture rails and a double glazed uPVC window to the front elevation. Bedroom Two is a double bedroom offering carpeted flooring, central ceiling light point, central heating radiator, picture rails and a double glazed uPVC window to the side elevation. Located to the rear of the property, Bedroom Three is a further double bedroom offering a cast iron fireplace, carpeted flooring, central ceiling light point, picture rails and a wall mounted gas central heating boiler. The Bathroom has been fitted with a three piece suite comprising; a panelled bath, a pedestal wash basin and a low level W/C. The Bathroom further benefits from fully tiled walls, tile effect vinyl flooring, a central heating radiator with towel rail and two obscured double glazed uPVC windows to the side elevation.

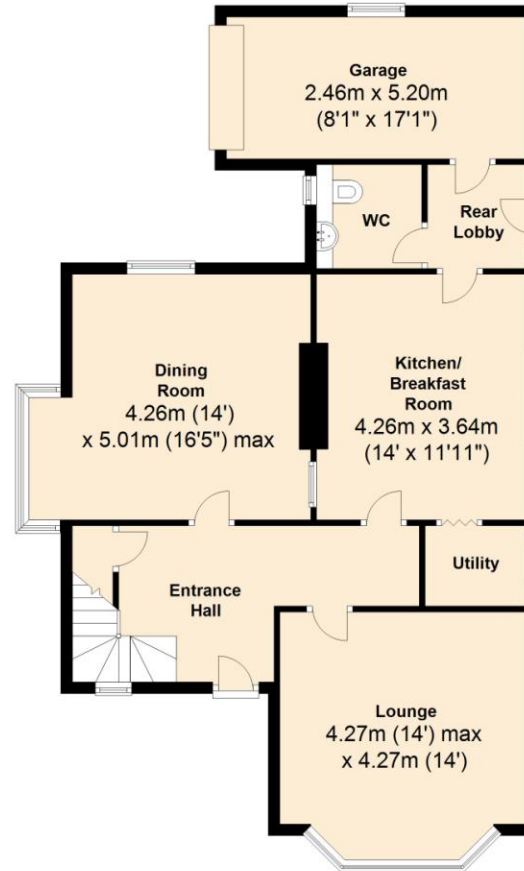
96 Merthyrmaur Road is located on a large plot on a sought after residential street. To the front of the property is a low level brick wall with raised flower beds which have been planted with a range of mature trees and shrubbery. Wrought iron vehicular access gates lead onto a driveway which leads to the rear of the property and provides access to the Integral and Detached Single Garages. The front garden has been predominantly laid to lawn and a block paved pathway leads to the front entrance door. The rear garden has again been predominantly laid to lawn with borders which have been planted with a variety of mature trees and shrubbery.



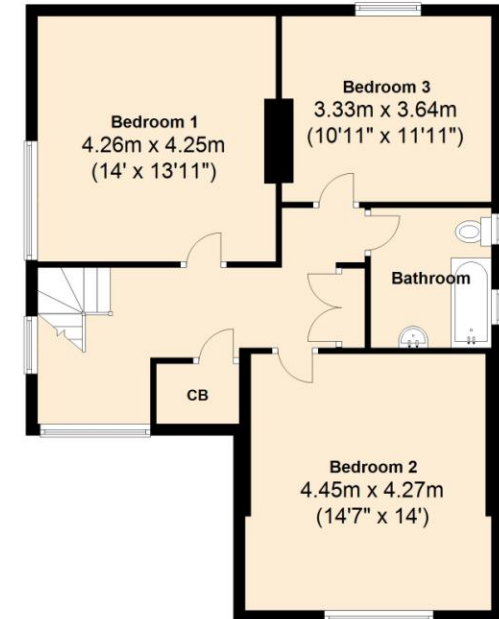
# Floorplan & EPC



**Ground Floor**  
Approx. 88.4 sq. metres (951.5 sq. feet)



**First Floor**  
Approx. 69.4 sq. metres (747.3 sq. feet)



[www.wattsandmorgan.wales](http://www.wattsandmorgan.wales)  
01656 644288

**Bridgend Office**  
1 Nolton Street, Bridgend  
CF31 1BX  
T 01656 644 288  
F 01656 768 279  
E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)

**Penarth Office**  
3 Washington Buildings, Stanwell Rd, Penarth,  
Vale of Glamorgan, CF64 2AD  
T 029 2071 2266  
F 029 2071 1134  
E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

**Cowbridge Office**  
55 High St, Cowbridge,  
Vale of Glamorgan CF71 7AE  
T 01446 773 500  
F 01446 775 757  
E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

**Mayfair Office**  
Cashel House, 15 Thayer Street,  
London, W1U 3JT  
T 020 7467 5330  
E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)

Although these particulars, together with photographs and floor plans are intended to give a fair description of the property, they do not form any part of a contract. The vendors, their agents, Watts and Morgan and persons in their employ do not give a warranty whatever in relation to this property. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Watts and Morgan.