



2 Church Road

Bridgend, CF31 3AZ

Guide Price £825,000 - £850,000

HARRIS & BIRT



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An executive detached property which has been extensively renovated in recent years. The location is a particularly pleasant one being tucked away at the end of the desirable Merthyr Mawr Road and situated in a riverside setting opposite Newbridge Fields, yet within easy walking distance of all Bridgend Town's amenities. The accommodation briefly comprises: entrance hall, living room, study, WC, dining room, kitchen, breakfast room, utility room, snug/bedroom five and shower room to the ground floor. First floor accommodation offers master bedroom with walk through dressing room and large en suite, bedroom two with en suite, two further double bedrooms and a family bathroom. Outside offers off road, driveway parking for multiple vehicles, double garage and front garden. The rear garden has been recently landscaped to benefit from a new sandstone patio leading up to a large parcel of lawn. Further benefits include mains gas central heating, new flooring, electrics and uPVC double glazing throughout.

Church Road is conveniently located on the south side of Bridgend with easy access to all of the towns excellent facilities. Easy access to the M4 and A48 bringing major centres all within easy commuting distance including the capital of Cardiff, Swansea Llantrisant etc. Good transport links include a mainline railway station on the London Paddington to Swansea line. Cardiff Wales airport is approximately half an hour drive away.

- Four Bedroom Detached House
- Double Garage with Light and Power
- uPVC Double Glazing Throughout
- EPC - C
- Off Road Parking for Numerous Vehicles
- Rear Garden Recently Landscaped
- Extensively Renovated in Recent Years

Accommodation

Ground Floor

Entrance Porch

The property is entered via uPVC double sliding door into storm porch. Exposed stone walls. Wood effect Karndean luxury vinyl tile (LVT) flooring. Ceiling spotlight. Obscure glazed panel into entrance hallway.

Entrance Hall

Composite front door with obscure glazed panel into central entrance hall. Wood effect Karndean luxury vinyl tile (LVT) flooring. Radiators. Pendant ceiling lights. Staircase with solid oak handrail and posts to first floor. Double part glazed decorative doors into dining room.

WC

Obscure glazed window to front. Low level, dual flush WC. Vanity unit with inset sink, mixer tap, storage underneath and tiled splashback. Continuation of flooring from hall. Radiator. Pendant ceiling light.

Living Room 15'3 x 28'7 (4.65m x 8.71m)

Large bay window overlooking front. Double French doors opening onto rear patio. Central feature fireplace with inset woodburning stove set on granite hearth with decorative surround. Carpet flooring. Two radiators. Pendant ceiling lights. Door to study.

Study 8'5 x 10'3 (2.57m x 3.12m)

Window overlooking rear patio. Carpet flooring. Radiator. Pendant ceiling light.

Dining Room 12'9 x 15'4 (3.89m x 4.67m)

Part glazed double doors from hallway. Large bay window overlooking front garden. Continuation of flooring from hall. Radiator. Pendant ceiling light.

Kitchen/Breakfast Room 33'3" x 14'7" (10.13m x 4.45m)

Bespoke handmade solid wood kitchen with features to include: range of base units with granite worktops and matching upstands. Two large counter cabinets either side of an inset induction hob with wall mounted electric extractor hood with mood lighting set on a brick effect tiled splashback. Inset double sink with draining grooves set into worktop and Quooker multi purpose tap. Undercounter Siemens integrated dishwasher with matching decor panel. Large built in unit with Siemens eyeline inset steam oven, eyeline inset microwave oven with warming drawer underneath, eyeline inset fan oven, storage cupboards and drawers and Siemens integrated fridge freezer with matching decor panel. Two windows overlooking the rear patio. Ceiling spotlights. Large form porcelain floor tiles. The kitchen opens into the breakfast room with space for table and chairs, run of bi-fold doors opening onto rear patio, freestanding wood burning stove set on slate effect tiled hearth, radiator, ceiling spotlights and door to utility room.

Utility Room 8'11 x 10'3 (2.72m x 3.12m)

Range of base units with granite worktops to match the kitchen. Inset

single bowl sink with hot & cold tap. Space for undercounter tumble dryer. Plumbing for undercounter washing machine. Part glazed door to rear patio. Window overlooking rear patio. Radiator. Walk-in larder cupboard. Ceiling spotlights. Continuation of tiled flooring from kitchen.

Snug/Bedroom Five 9'5 x 9'5 (2.87m x 2.87m)

Opening from kitchen. Sliding patio doors onto side patio. Recess for wardrobe space. Carpet flooring. Radiator. Pendant ceiling light. Door to:

Wet Room 9'5 x 4'9 (2.87m x 1.45m)

Wet room style mains connected shower with non slip flooring. Electric underfloor heating. Low level, dual flush WC. Pedestal wash hand basin with hot & cold mixer tap. Fully tiled walls. Obscure glazed window to front. Radiator. Ceiling light.

First Floor

Landing

Stairs from ground floor leading up to first floor landing. Window over looking front. Loft access hatch. Carpet flooring. Radiator. Pendant ceiling light. Doors to all first floor bedrooms.

Master Bedroom

Large window over looking front. Further window over looking rear garden. Carpet flooring. Two radiators. Pendant ceiling light. Door through to dressing room.

Dressing Room 12' x 7'7 (3.66m x 2.31m)

Obscure glazed window over looking front. Run of mirrored fitted wardrobes. Loft access hatch. Carpet flooring. Ceiling spotlights. Door to en suite bathroom.

Master Bathroom En Suite

Modern fitted bathroom with features to include: panelled whirlpool bath with hot and cold taps and hand held shower head attachments. Vanity unit containing double sinks with hot and cold mixer taps, worktop and storage underneath. Concealed cistern, dual flush low level WC unit with worktop over. Glazed non slip shower cubicle containing mains connected shower with rainfall showerhead and further detachable shower head attachment. Tiled floor. Electric underfloor heating. Continuation of tiling over walls. Dimmable ceiling spotlights. Wall mounted vertical towel rail. Extractor fan. Obscure glazed window overlooking garden.

Bedroom Two 15'3 x 17'3 (4.65m x 5.26m)

Large window over looking front. Range of fitted wardrobes .Carpet flooring. Pendant ceiling light. Radiator. Door to en suite.

En Suite 5'11 x 7'9 (1.80m x 2.36m)

Corner shower cubicle with electric shower. Low level dual flush WC. Pedestal wash hand basin with hot and cold mixer tap. Obscure glazed window to front. Fully tiled walls. Vinyl flooring. Stainless steal wall mounted towel rail. Ceiling spotlights. Extractor fan.

Bedroom Three 15'3 x 10'1 (4.65m x 3.07m)

Large window overlooking rear garden. Carpet flooring. Radiator. Pendant ceiling light.

Bedroom Four 10'9 x 10'5 (3.28m x 3.18m)

Large window overlooking rear garden. Carpet flooring. Radiator. Pendant ceiling light.

Family Bathroom 8'8 x 10'5 (2.64m x 3.18m)

Modern fitted bathroom with features to include: three piece suite in white comprising panelled bath with hot and cold mixer tap and hand held shower wand. Vanity unit containing hidden cistern WC and inset sink with hot and cold mixer tap and storage underneath and worktop over. Non Glazed corner shower cubicle with non slip shower tray and mains connected Mira electric shower. Porcelain tiled floor. Electric underfloor heating. Fully tiled walls. Vertical wall mounted towel rail. Ceiling spotlights. Obscure glazed window over looking rear.

Outside

Double gates lead off the lane onto a spacious front driveway with parking for numerous vehicles. Private lawned garden with mature Laurel hedged boundary. Wall and fence boundaries to the sides. Stone clad double car garage with tiled pitched roof, up and over electric garage doors., light and power. Wrap around patio and gates on both sides offer access to the rear garden.

The rear garden has an extensive patio area running the full width of the house and has been recently laid with large form sandstone tiles with decorative granite edging. Decorative lighting and electric points have been installed. Landscaped tiered borders and central tiled steps lead up to an elevated garden offering an expansive area of lawn, range of mature fruit trees with Laurel hedge boundaries to the sides and a dry stone wall boundary to rear.

Services

Mains water and drainage are connected to the property. Mains gas has recently been connected to the property (previously LPG) providing heating via the combination gas boiler housed in the garage. The property benefits from new uPVC double glazing and upgraded electrics.

Directions

From our office at 65 High Street in Cowbridge, turn right and at the end of Westgate join the A48 in the direction of Bridgend. At the first major roundabout on the outskirts of Bridgend take the third exit and proceed past the police headquarters on your right hand side and under the railway bridge. At the third set of traffic lights turn left onto Merthyr Mawr Road, take your immediate right hand turning onto Church Road (there will be a no through road sign), bear left down the lane and No. 2 Glan Ogwr Court is the third property on your left.





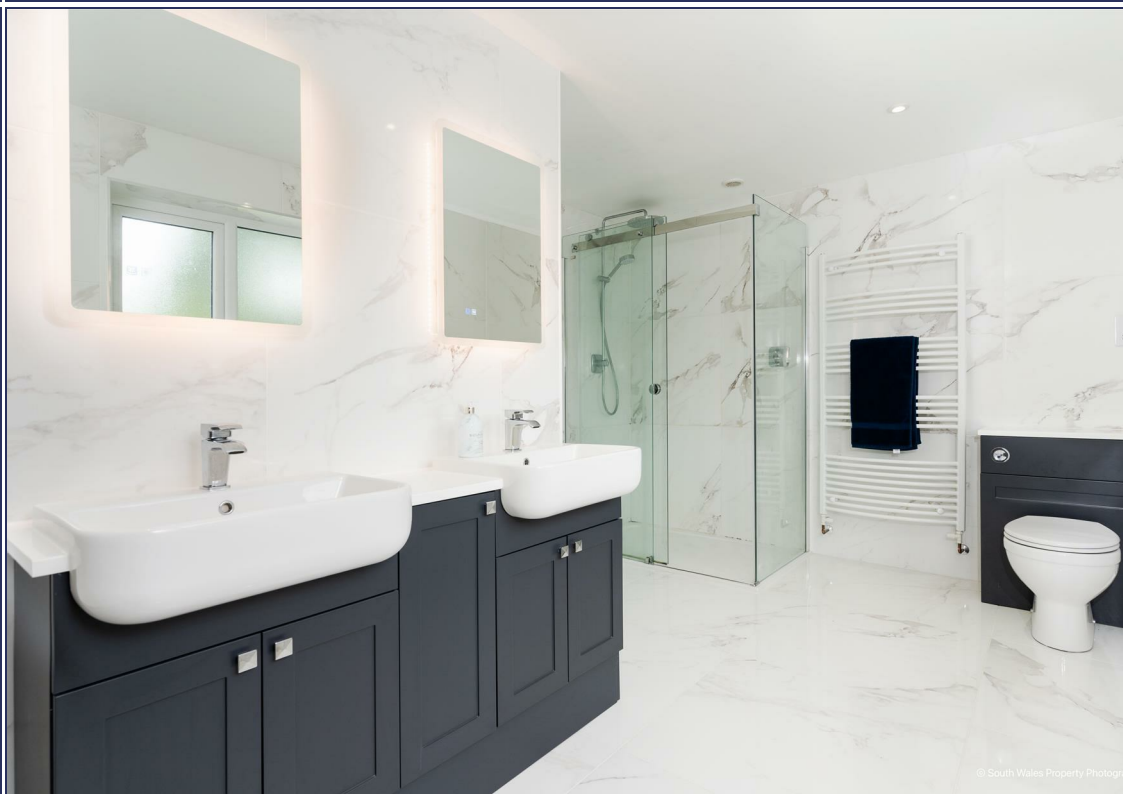
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GROSS INTERNAL AREA
 FLOOR 1: 1607 sq ft, FLOOR 2: 1348 sq ft
 TOTAL: 2955 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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