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The Cherries

Maudlam,

Bridgend,

CF33 4PH

The Cherries

Asking price **£389,950**

Situated in the quiet Maudlam location within close proximity to Junction 37 of the M4, local town Porthcawl and villages is this well-proportioned detached bungalow with lots of original features.

Original features

Three bedrooms and two reception rooms

Garage

Detached

South facing garden

Sun Room

Quiet Maudlam location

Close proximity to Junction 37 on the M4

Close proximity to local seaside town and villages

No chain





Situated in the sought-after Maudlam location with close proximity to Junction 37 of the M4, local shops and amenities is this well-proportioned detached bungalow with lots of charm and original features.

The property is entered via a partially double glazed UPVC door with stain glass window into entrance hallway with original parquet flooring with staircase rising to the first floor landing and doorways to the ground floor bedrooms, lounge, dining room, shower room and kitchen.

The lounge is an impressive size room with the same continuation of parquet flooring, feature fireplace and large double glazed UPVC window to front with views across the front garden. The dining room is a good size reception room, laid with parquet flooring with aluminium sliding doors out to the south facing garden. Bedroom two is a good size room with a double glazed UPVC window to front and built-in wardrobes. Bedroom three is a well-proportioned single room with a double glazed window to side and also benefits from built-in wardrobes. The shower room has been fitted with a three-piece suite comprising; a low-level WC, wash handbasin and shower suite. There is a chrome towel rail, cupboard which houses the combination style boiler and an obscure glazed window to rear. The kitchen has been fitted with a matching range of base and eyelevel units with squared worktop space over, a stainless steel sink with mixer tap, space for cooker, built-in extractor fan overhead with integral fridge, tiled flooring and a wooden glazed door giving access to the sunroom. The sunroom is a useful and multipurpose space laid with tiled flooring

with double glazed UPVC windows to rear, an obscure glazed door to side and a wooden door leading through to the utility room. The utility room has been fitted with a stainless steel sink with storage units, space for one appliance and doorway through to garage. The garage benefits from power with an up and over electrical door to the front and a double glazed window to side.

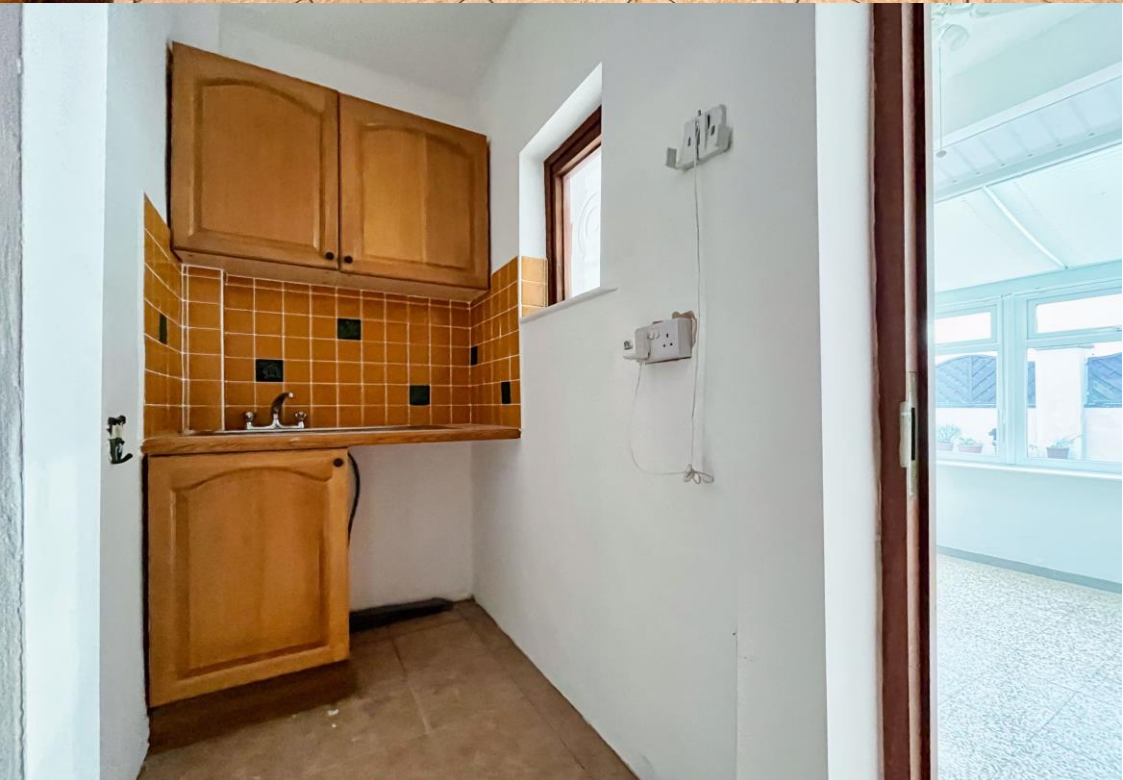
To the first floor landing there are two storage cupboards, Vellex window with doors to the master bedroom and bathroom. The master

bedroom is an impressive sized double room that benefits from storage in the eaves and two Vellex windows to the rear. The bathroom consists of a four-piece suite comprising; a low-level WC, pedestal wash handbasin, panel bath and bidet. There is a Vellex window to the side and a doorway through to a storage room.

To the front of the property is a large front garden laid partially to chippings with a brick paved path to the front of the property, driveway ahead of the garage and a side access. To the rear of the property is a low maintenance, fully enclosed south facing garden with a large brick paved area and chipping sections and benefits from an outside tap.

Viewings are highly recommended.





Directions

From junction 38 of the M4 (Margam) travel easterly along the A48 passing the entrance to Margam Park on the left hand side take the first right hand turning onto Watery Lane and proceed along this road passing the golf course on the right hands ide, proceed under the railway bridge and take the first right hand turning signposted Porthcawl, continue along this road and over the M4 motorway and turning left at the church where the property can be found on your left hand side as indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band E
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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Energy performance certificate (EPC)

The Owners Margam Bridgend CF31 6PH	Energy rating D	Valid until: 27 June 2033 Certificate number: 0316-2023-6280-2027-5881
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Property type: Detached house
Total floor area: 129 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/landlords-on-the-requirements-and-exemptions)
<https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions#energy-efficiency-standard-landlord-audit-2023>

Energy rating and score
This property's current energy rating is D. It has the potential to be C.
See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



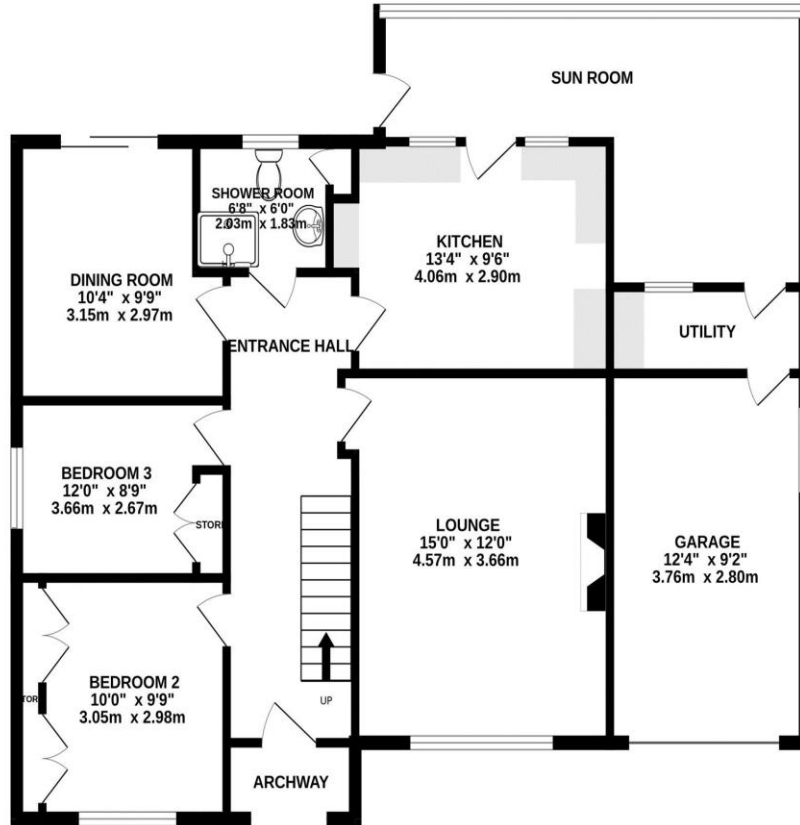
<https://find-energy-certificates.service.gov.uk/energy-certificates/0316-2023-6280-2027-5881/property>

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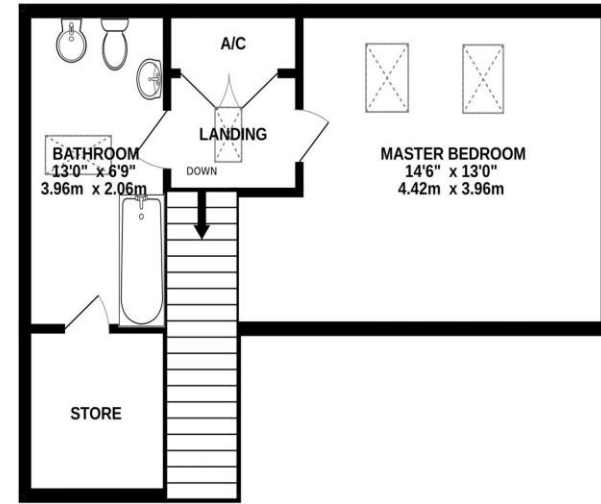
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1477 sq.ft. (137.2 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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