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47 Newcastle Hill

Bridgend,
CF31 4EY

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Asking price **£399,950**

Situated on the popular Newcastle Hill in Bridgend within close proximity to Bridgend Town Centre, local school, shops and amenities is this well presented four bedroom detached property with garage.

Four bedroom detached

Garage

Walking distance to Bridgend Town Centre

Close proximity to transport links and junction 36 at the M4

Low maintenance south-west facing garden

Well presented

Impressive size reception rooms

Off-road parking

Viewings highly recommended





Within close proximity to junction 36 of the M4, Bridgend Town Centre, local school, shops and amenities is this charming four bedroom detached property with garage.

The property is entered via a composite partially glazed door into a porch with an obscure glazed window to front, ornate tiled flooring and partially glazed wooden door through to the hallway. The hallway is laid to ornate tiled flooring, staircase rising to the first floor landing and doorways to the kitchen/dining room and cloakroom. The cloakroom has been fitted with a two-piece suite comprising a low-level WC and a corner wash hand basin. There is an obscure glazed window to the side.

The dining room is an impressive size room with tall ceilings, double glazed UPVC French doors to side giving access to the garden, doorway to the lounge and an opening through to the kitchen which creates an open plan style living. The kitchen has been fitted with a matching range of base and eyelevel units with squared rolltop space over, comprising sink with mixer tap, space for fridge, freezer, range cooker with complimentary extractor fan built-in above, splashback tiles, plenty of storage throughout and there is an island with matching worktops as the kitchen with storage space, integral wine cooler and can also be used as a breakfast bar. There are double glazed UPVC windows to the side and rear.

The lounge is a generous size room with exposed beams, featured fireplace with log burner, laminate flooring, double glazed UPVC sliding doors with views and access to the garden and two double glazed UPVC windows allowing lots of natural light to pour into the space.

To the first floor landing there is a loft inspection point with ladder that drops down, a double glazed UPVC window to the side and doorways to all four bedrooms and family bathroom. The master bedroom is an ample size double room with built-in wardrobe, built-in storage space with shelving and railing, built-in cupboard which houses the recently fitted combination boiler, twin double glazed windows to front and doorway to the ensuite. The ensuite has been fitted with a three-piece suite comprising; a low-level WC, pedestal wash hand basin and shower suite with slide panel doors. There is full height tiling to the wet areas and an obscure glazed window to the rear. Bedroom two is another good size double room laid to carpet with a double glazed UPVC window to the side. Bedroom three is another well-proportioned size room, laid to carpet, built-in storage cupboard and a double glazed window to the front. Bedroom four is a good size room which is currently being used as a home office with plenty of space for multiple purposes and has a double glazed UPVC window to the side.

The family bathroom has been fitted with a four-piece suite comprising; a low-level WC, pedestal wash hand basin, corner shower and bath. There are fully tiled walls, tiled flooring, extractor fan and an obscure glazed window to the side.

To the front of the property is a gated front garden laid mostly to chippings with a cobble stone wall surround and pathway to entrance porch of the property. To the rear of the property is a fully enclosed south westerly facing low maintenance garden which benefits from being in a private setting, gated side access out to the driveway and external door through to the garage which benefits from power, storage in the roof above and up and over door leading to driveway which provides off-road parking.

Viewings are highly recommended.





Directions

From Bridgend Town Centre proceed up Park Street, turning right onto St Leonards Road. Proceed to the top of the hill and at the T junction turn right onto West Road. Follow West Road bearing left passing the castle and the property can be found on the left hand side as indicated by our for sale sign.

Tenure

Freehold

Services

All mains
Council Tax Band F
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 

3/20/24, 8:56 AM Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)		
47 Mermaid Hill BRIDGENO CF31 4EY	Energy rating C	Valid until: 19 March 2034
		Certificate number: 0380-2801-3370-2194-2611
Property type	Detached house	
Total floor area	124 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-tenants-registered-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/landlords-tenants-registered-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score
This property's energy rating is C. 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.

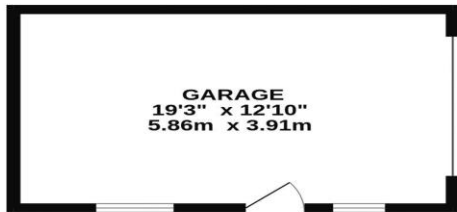
For properties in England and Wales: the average energy rating is D the average energy score is 60

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
35-54	E		
21-34	F		
1-20	G		

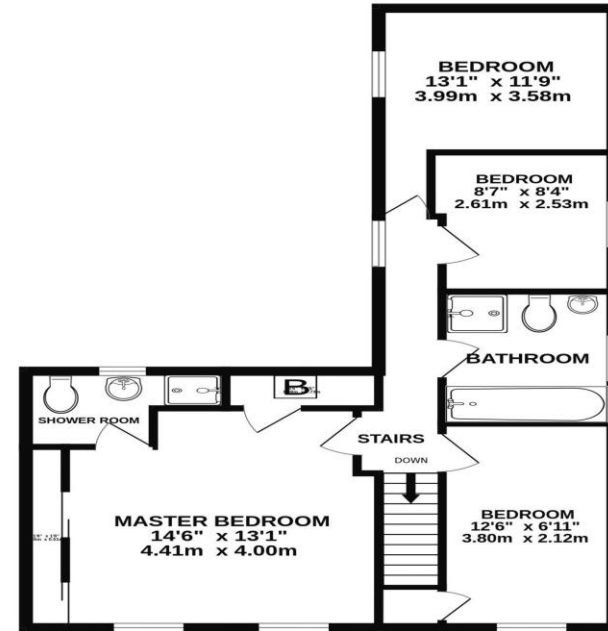
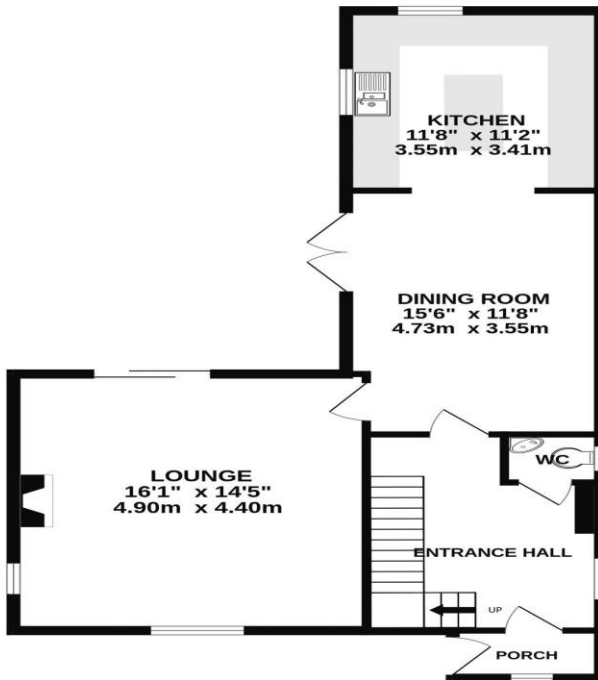
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



GROUND FLOOR
919 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



incorporating
rawlins
& madley

TOTAL FLOOR AREA : 1567 sq.ft. (145.5 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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