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34 Preswylfa Court  
Merthyr Mawr Road  
Bridgend,  
CF31 3NX



# 34 Preswylfa Court Merthyr Mawr Road

Asking price **£560,000**

An impressive, stone fronted, listed detached dwelling situated in a sought after location just off Merthyr Mawr Road and Bridgend Town Centre.

Impressive stone fronted detached property

Sought after location off Merthyr Mawr Road

4 bedrooms

3 reception rooms

Ample off road parking

Detached double garage

Enclosed rear garden

Viewings highly recommended









Situated on the sought after Preswylfa Court, overlooking an open green just a short distance from Bridgend Town Centre and Newbridge playing fields, is the stone fronted listed detached property 34, Preswylfa Court.

The property is entered via a wooden door into an entrance hallway with twin sash windows to the front, a staircase rising to first floor landing, tall ceiling heights and doorways leading off to the downstairs receptions.

The lounge is a well-proportioned space with dual aspect sash windows to the front and rear, coving to tall artex ceilings and features a multi-fuel log burner.

The sitting room has dual aspect sash windows to the front and rear, coving to ceiling and engineered oak flooring.

The study is a compact space with twin windows to the front and coving to ceiling.

The dining space has a continuation of the engineered oak flooring and twin sash windows to the rear. There is a further doorway leading through to a large kitchen/breakfast room which is fitted with a matching range of solid wood base and eye level units with granite workspace over. There is space for a range cooker, a built-in one and a half bowl sink unit with bevelled edge draining board and a swan neck mixer tap. There is an integrated fridge freezer and concealed space for a dishwasher and washing machine. There is tiled flooring, coving to ceiling, recessed spotlights, sash windows to the rear, French doors to the side and a further doorway leading out to the garden.

Upstairs, to the first floor, the landing has a loft inspection point, a door to an airing cupboard housing a hot water tank and further doorways leading to all bedrooms and the family bathroom.

The master bedroom is impressive double room with dual aspect windows to the front and rear, built-in wardrobes with overhead storage and a further doorway leading through to an en-suite shower room.

The second bedroom is another impressive double room with dual aspect sash windows to the front and rear and built-in storage cupboards.

The rear bedroom has twin sash windows to the front and coving to the ceiling.

Bedroom four is a single room with dual aspect windows to the front and side.

The shower room is fitted with a three piece suite comprising: shower cubicle, vanity unit wash hand basin and close coupled wc. There is tiling to the wet areas, tiled flooring, ceiling extractor fan and recessed spotlights.

Outside, to the front, is an open plan garden laid mainly to lawn with a double width block paved driveway to the side providing ample off road parking ahead of the detached double garage. To the rear is an enclosed garden laid mainly to lawn with borders of mixed plants and shrubs.

Viewings are highly recommended.





## Directions

Traveling along Merthyr Mawr Road, away from Bridgend Town Centre, pass turnings to Grove Road and Brynteg Avenue and take the next left hand turning into Preswylfa Court. Proceed into the development, keeping the green on your right hand side. Bear right and number 34 will be located on the right hand side.

## Tenure

Freehold

## Services

All mains services  
Council Tax Band G  
EPC Rating E

Viewing strictly by appointment through Herbert R Thomas

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**hrt** Est. 1926



6/3/24, 8:13 PM Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)		
34, Preswylfa Court Merthyr Mawr Road Bridgend CF31 3QW	Energy rating <b>E</b>	Valid until: 17 June 2028 Certificate number: 8251-7128-6850-5998-3998
Property type	Detached house	
Total floor area	178 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="https://www.gov.uk/guidance/domestic-private-tenanted-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-tenanted-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-tenanted-property-minimum-energy-efficiency-standard-landlord-guidance</a> ).		
<b>Energy rating and score</b>		
This property's energy rating is E. It has the potential to be C.	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.
<a href="#">See how to improve this property's energy efficiency</a>		
For properties in England and Wales: the average energy rating is D the average energy score is 50		

<https://www.gov.uk/guidance/domestic-private-tenanted-property-minimum-energy-efficiency-standard-landlord-guidance>

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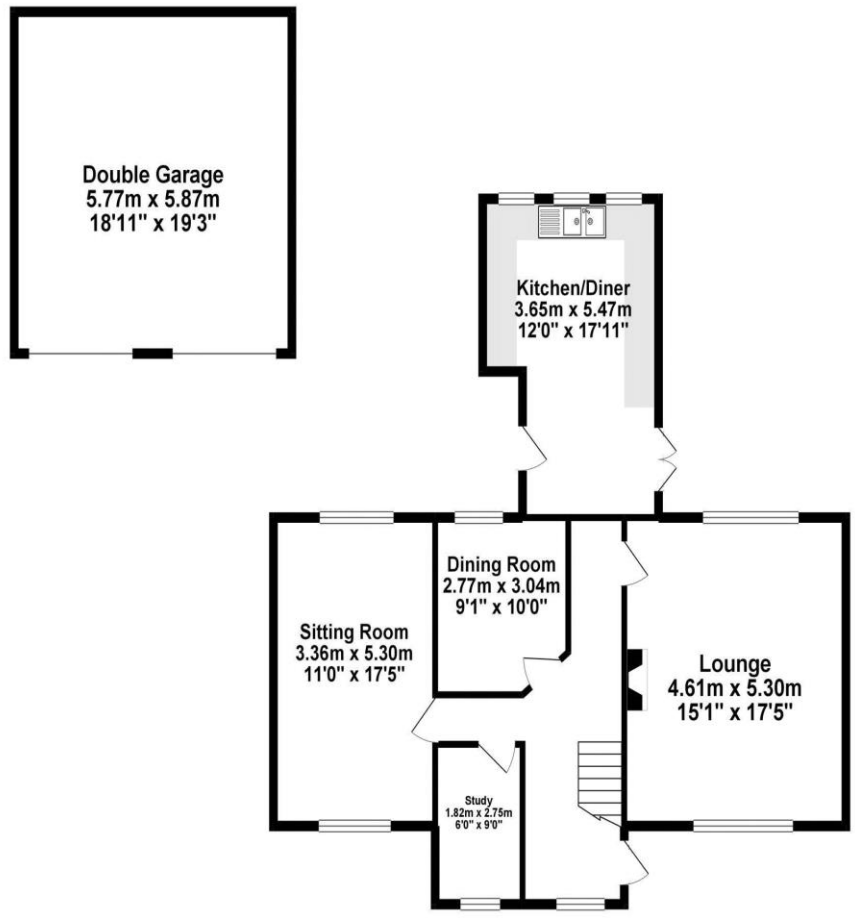
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



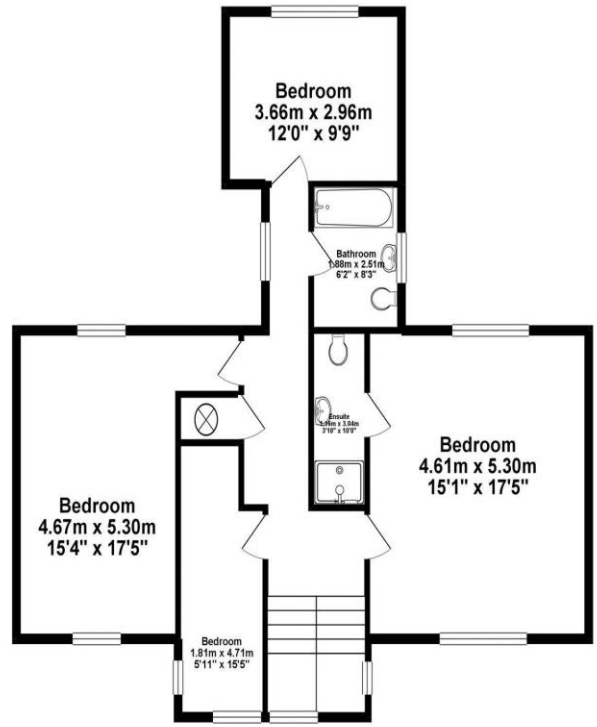




Ground Floor 120.12 sq. m.  
( 1292.95 sq. ft. )



1st Floor 86.24 sq. m.  
( 928.28 sq. ft. )



TOTAL FLOOR AREA : 206.36 sq. m. ( 2221.23 sq. ft. ) 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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