



# hrt

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62 Merthyr Mawr  
Road

Bridgend,  
CF31 3NR



## 62 Merthyr Mawr Road

Asking price **£514,500**

Situated in the sought-after location of Merthyr Mawr Road, this beautiful extended four bedroom semi-detached property filled with traditional features, open plan kitchen/living area, attic conversion, fully modernised and ample off-road parking.

Beautiful extended four bedroom semi-detached property

Sought after location

Originally built in 1922

Fantastic open plan kitchen/family room with underfloor heating

Main bedroom complete with en-suite shower room & indoor balcony area

Bi-fold doors opening onto the rear garden

Driveway parking

Viewings highly recommended









This beautifully modernised four bed semi-detached property situated in the sought-after Merthyr Mawr Road within close proximity to local schools and shops, benefiting from traditional features, open plan kitchen/living area, four bedrooms and off-road parking. The property is entered via a wooden door leading to an entrance porch before opening into a generous hallway with oak staircase rising to the first floor landing, original stained glass windows, terrazzo flooring underneath the fitted carpet and doorways leading to a handy WC/utility area, lounge, sitting room and kitchen/living area. The lounge, complete with detailed coffered ceiling, bay window, herringbone block flooring, fireplace features an open fire and the room is finished with a traditional picture rail. The sitting room opens into the kitchen/dining area and benefits from a wood burning fire and fitted carpet protects the block flooring underneath. The open plan kitchen/dining room is a fantastic space with a high pitched glass ceiling and bi-fold doors opening into the conservatory. The kitchen is filled with a range of freestanding oak units with a mix of granite and wooden work surfaces allowing a full range of movement and designs. There is space for a fridge/freezer, washing machine and dishwasher. Matching wall cupboards, inset sink and island counter finish off the kitchen. The dining area serves ample space for a six/eight seater dining table and sits below the balcony. Bi-fold doors separate the conservatory with an additional set of bi-folds to open into the garden. Underfloor heating serves the kitchen, dining and conservatory areas. The first floor landing is fitted with carpet and doors leading to three bedrooms and the family bathroom. There is a staircase leading to the second floor. The main bedroom is a generous double room positioned to the rear of the property with a UPVC door opening onto an interior balcony which overlooks the kitchen/dining room. The balcony benefits from a seating area with wrought iron railing and pitched glass roof allowing plenty of natural light and views of the trees behind.

The main bedroom has traditional coving and picture rail surrounding the room. There is a door leading to a beautiful ensuite shower room. There is a double walk-in shower with a thermostatic rainfall shower, vanity unit wash hand basin, WC and a vertical radiator. The combi boiler is concealed in a cupboard with additional space for storage. The walls are fully tiled with a window to the rear. Bedroom two is a double room positioned to the front of the property with large window, benefits of traditional coving and picture rail. Bedroom three is a generous sized room currently used as a home office. The stairs to the attic bedroom is carpeted with a wooden balustrade. The top of the landing has three doors. One door leads into the fourth bedroom whilst the other two open into smaller storage rooms with pitched roofs, one of which has a Velux window, fitted carpet and radiator. Bedroom four is a generous double room with high-pitched ceiling. There are multiple Velux windows to the rear taking in the views. Plenty of under eaves storage and fitted to carpet.

The property is approached by a tarmac driveway allowing off-road parking for two to three vehicles. The front garden has been beautifully landscaped with a large raised planter made from rustic railway sleepers. The garden is surrounded by decorative chippings and mature shrubs and flowers. There is side access to the rear. The rear garden is well stocked and filled with flowers and shrubs. A Millboard deck leads from the property to a pathway which continues down the length of the garden. There is an area used for allotment, a poly tunnel (available under separate negotiation) and a generous bespoke built storage/garden room.

Viewings are highly recommended to appreciate the location and offer in hand.







## Directions

Travelling into Bridgend along Cowbridge Road passing the Police headquarters on your right hand side and Tesco on the left, continue down Cowbridge Road to the second set of lights, at the crossroads follow the dual carriage way straight on and take your first left onto Merthyr Mawr Road, continue down this road and the property will be found on your right hand side as indicated by our for sale board.

## 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



101424, B0740 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
62 Merthyr Mawr Road Bridgend CF31 1LH	Energy rating <b>C</b>	Valid until: 13 October 2034 Certificate number: 3000-8732-0222-3402-3843
Property type Semi-detached house		
Total floor area 187 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-rented-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-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a>		
<b>Energy rating and score</b> This property's energy rating is C. It has the potential to be C. <a href="#">See how to improve this property's energy efficiency</a>		
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 50		

<https://find-energy-certificate.service.gov.uk/energy-certificates/3000-8732-0222-3402-3843/101424>

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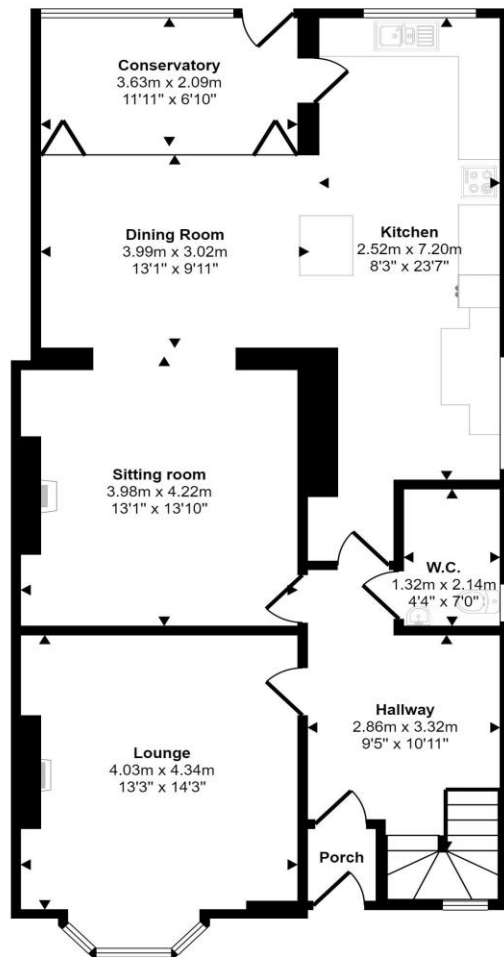
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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






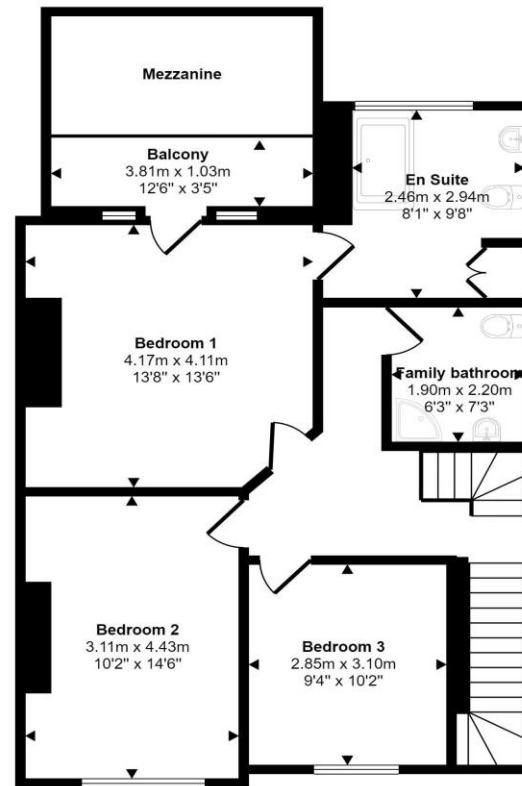


Approx Gross Internal Area  
196 sq m / 2114 sq ft

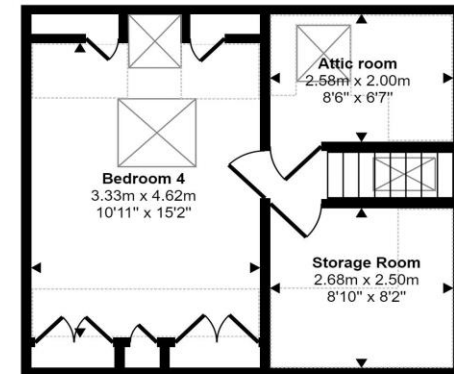


Ground Floor  
Approx 95 sq m / 1020 sq ft

 Denotes head height below 1.5m



First Floor  
Approx 68 sq m / 728 sq ft



Second Floor  
Approx 34 sq m / 365 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



