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57 Preswylfa Court
Merthyr Mawr Road
Bridgend,
CF31 3NX

57 Preswylfa Court Merthyr Mawr Road

Asking price **£575,000**

A unique opportunity has arisen to purchase this generous five bedroom detached property in the picturesque and highly sought-after Preswylfa Court located on the Southside of Bridgend, just off Merthyr Mawr Road.

Beautifully presented five bedroom detached house

Sought after location

Contemporary open plan kitchen/diner

Multiple reception rooms

Study

Double garage & driveway parking for four cars

Wrap around gardens

Walking distance of Bridgend Town Centre & local Schools

Viewings are highly recommended





Situated on the picturesque and highly sought-after Preswylfa Court on the Southside of Bridgend which offers great proximity to both Bridgend Town Centre and Newbridge playing fields is this uniquely designed five bedroom detached home with double garage and wraparound garden.

The property is entered via a composite double glazed door into a spacious entrance hallway with Karndean flooring, PVCu double glazed window to front, door to the rear garden and doors to the double garage, all reception rooms and fitted kitchen. The kitchen has been fitted with a matching range of base and high-level units with complementary solid quartz worktops. There is a generous sized five ring induction hob with extractor hood over, built-in double oven and microwave, integrated fridge/freezer, a sunken 1 1/2 bowl sink unit with swan neck mixer tap, twin sash windows to the rear, a continuation of the Karndean flooring, ornate coving to a spotless ceiling and a large open plan access leading through to a dining space. The dining area has triple windows to the front, coving to ceiling, ceiling rose, dado rail, a continuation of the flooring from the hall and the door leading back into the hallway. The lounge is a generous space with a focal contemporary woodburning fire, coving to ceiling, a continuation of the Karndean flooring, dual aspect windows, French doors leading to garden seating area and further doorway leading through to a conservatory. The conservatory is of UPVC construction with a lower dwarf brick wall and polycarbonate roof. There is tiled flooring and French doors overlooking the rear garden. The study has twin windows to the front elevation, laminate flooring, coving to ceiling and ceiling rose. The cloakroom has been fitted with a two-piece suite comprising; low-level WC and wash hand basin. There is full height tiling to wall walls and tiled flooring. The double garage has space and plumbing for two appliances, a wall hung boiler, sink unit, three windows overlooking the rear and double electric doors.

Upstairs to the first floor is a gallery landing with loft inspection points, door to useful storage cupboard and doorways to all bedrooms and family bathroom. The bathroom has been fitted with a three piece suite comprising; P shaped bath with rainfall shower over, close coupled WC and vanity unit wash hand basin. There are windows to the rear and antico flooring. The first bedroom is a single room with twin windows to the front and built-in double storage cupboard. Bedrooms four and three have windows to the front elevation with the fourth bedroom further benefiting from vinyl flooring and twin built-in double wardrobes. The second room again a generous double room with coving to ceiling and twin windows to rear. The master suite has two built-in wardrobes, three windows to the side elevation, coving to a spotlight ceiling and the doorway to ensuite shower room.

The ensuite has been fitted with a vanity unit wash hand basin, close coupled WC and double shower cubicle with rainfall shower. There is full height splashbacks, window to side and tiled flooring.

Outside to the front of the property is an open plan garden laid to lawn with borders of mature plants, trees and shrubs. There is a double width block paved driveway ahead of the double garage allowing for ample off-road parking. To the rear and side of the property is a generous wraparound garden with flagstone patio seating areas, lawn, borders of mature plants and shrubs, enclosed by walling and timber overlap fencing.

Viewings are highly recommended.





Directions

From the dual carriageway, travel along Merthyr Mawr Road, heading away from Bridgend town centre, pass turnings to Grove Road and Brynteg Avenue then take the next left turning into Preswylfa Court. The property is the first property located on the left hand side.

Tenure

Freehold

Services

All mains.

Council Tax Band G

EPC Rating

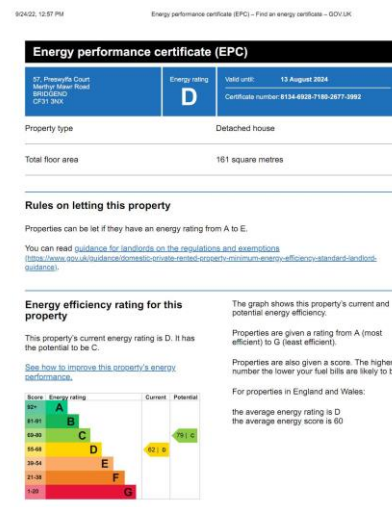
Viewing strictly by appointment through Herbert R Thomas

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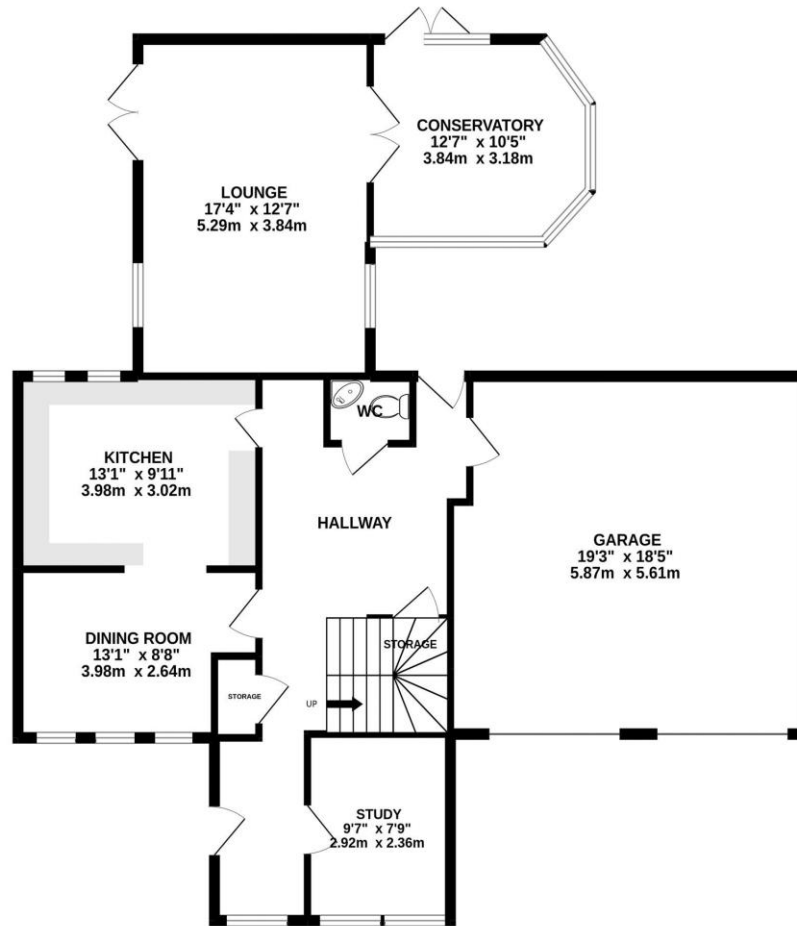
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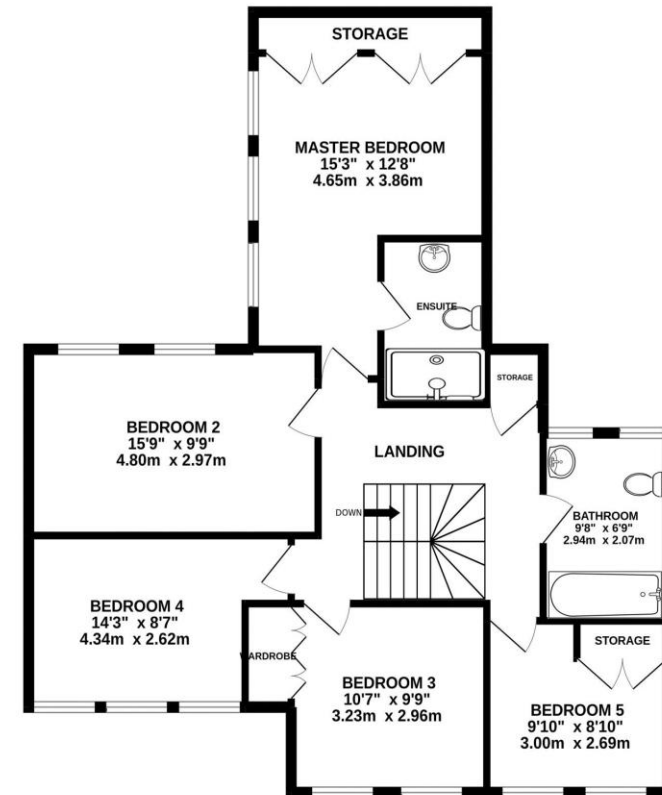
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



GROUND FLOOR
1245 sq.ft. (115.6 sq.m.) approx.



1ST FLOOR
918 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA : 2163 sq.ft. (200.9 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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