

59 Merthyr Mawr Road
Bridgend
Bridgend County
CF31 3NN

£425,000



- Four Bedroom Extended Semi Detached
- Four Reception Rooms
- In Need of Updating
- Garden To Front and Rear
- Garage
- Off Road Parking
- Popular Location
- No Chain
- Good Transport Links
- Must Be Viewed

Ref: PRA10357

Viewing Instructions: Strictly By Appointment Only



General Description

* Extended Four Bedroom Semi Detached * Daniel Matthew are excited to offer this rarely available Four bedroom extended semi detached situated on the popular Merthyr Mawr Road. Comprising four reception rooms, kitchen/breakfast room, cloakroom. To the first floor four bedrooms and family bathroom. Further benefits off road parking, garden to front and rear, single garage. Within walking distance of Newbridge fields, Bridgend town centre. The property also offers good transport links and the catchment of Old Castle Primary School. The property is in need of updating, to bring the property to its former glory. Call our team to arrange a viewing 01656 750764.

Accommodation



Entrance Hallway

Enter via aluminium door to hallway, comprising papered walls, papered walls, parquet flooring, radiator, stairs to first floor, doors leading to ground floor rooms.



Lounge (14' 06" x 11' 06") or (4.42m x 3.51m)

Aluminium double glazed window to front aspect, papered ceiling and walls, carpet flooring, radiator, fire with surround.



Dining Room (13' 05" x 10' 05") or (4.09m x 3.18m)

Aluminium double glazed window to front aspect, papered ceiling and walls, carpet flooring, radiator, fire with surround.



Sitting room (19' 0" Max x 10' 03") or (5.79m Max x 3.12m)

Opening into Kitchen/breakfast room, aluminium French doors leading to garden, plain ceiling, papered walls, carpet flooring, radiator.



Kitchen/ Breakfast Room (18' 06" x 13' 06") or (5.64m x 4.11m)

Two aluminium double glazed window to side aspect, matching wall and base units with work surface and tiled splashback, integrated hob and oven, integrated dishwasher, composite sink/drain, tiled flooring, Aluminium door leading to driveway, radiator, door to sun room.



Sun Room (25' 05" x 8' 03") or (7.75m x 2.51m)

Aluminium sliding doors leading on to rear garden, aluminium double glazed window to side aspect, plain ceiling, plain walls, tiled flooring, radiator, door leading into garage.



Cloakroom/w.c

Obscured window to side aspect, low level WC, wash hand basin, tiled splashback, tiled flooring, radiator.



Landing

Obscured window to side aspect, textured ceiling, papered walls, carpet and exposed floor boards, doors leading to all first floor rooms.



Bedroom One (14' 06" x 17' 07") or (4.42m x 5.36m)

Dual aspect to rear and side aluminium double glazed window, plain ceiling, plain walls, carpet flooring, radiator, fitted wardrobes.



Bedroom Two (13' 04" x 13' 09" Max) or (4.06m x 4.19m Max)

Aluminium bay front window to front aspect, textured ceiling, papered walls, carpet flooring, radiator, fitted wardrobes.



Bedroom Three (10' 06" Min x 11' 07") or (3.20m Min x 3.53m)

Aluminium double glazed window to front aspect, papered ceilings and walls, carpet flooring, radiator, fitted wardrobes.



Bedroom Four (10' 02" x 11' 06") or (3.10m x 3.51m)

Aluminium double glazed window to rear aspect, papered ceiling and walls, carpet flooring, radiator, access to loft.



Bathroom

Aluminium obscured double glazed window to rear aspect, tiled splashback, carpet flooring, low level WC, wash hand basin, inset bath.

Garage

Up and over door, personal door leading to sun room, power and lighting.



Outside

Front - Wall boundaries, decorative gravel, off road parking.

Rear - Wall boundaries, laid to patio, mature hedges and shrubbery.

Services

Mains electricity, mains water, mains drainage, mains gas

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G



Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.