



9, Melton Drive
Bridgend, CF31 3ET

Watts
& Morgan



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Guide Price £395,000 - £415,000

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

** GUIDE PRICE £395,000 - £415,000**

A rare opportunity to acquire this traditional four bedroom semi-detached property situated in a quiet cul-de-sac in the south side of Bridgend. The property is located with great access to local schools, shops, amenities, Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises of entrance hall, lounge, dining/sitting room, kitchen, utility and WC. First floor landing, three generous double bedrooms, one single bedroom and two family bathrooms. Externally offering a spacious driveway with off-road parking for numerous vehicles and a generous enclosed rear garden with bespoke garden room with wood burner. EPC Rating "C".

Directions

Bridgend town centre - 1.0 Mile Cardiff - 22.0 Miles J36 of the M4 - 4.0 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Entered via a solid wood door with stained glass feature into the main hallway with carpeted flooring, two built-in understairs storage cupboards and staircase rising to the first floor. To the front of the property is the lounge, a spacious reception room a bay window overlooking the front, carpeted flooring and a central feature gas fireplace with hearth and surround. The generous dining room/sitting room is a wonderful family room with carpeted flooring, wood burner set on a slate hearth with an oak mantle and windows to the side. There is ample space for both lounge and dining furniture and double doors open into the kitchen. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over. The kitchen benefits from partly tiled walls, tiled flooring, window overlooking the rear garden and patio doors opening out to the rear garden. All appliances are freestanding. There is space for a freestanding range oven and washing machine. The utility area has space for freestanding fridge freezer and houses the gas combi boiler. There is a partly glazed door that leads out to the side. The ground floor WC is fitted with a WC and wash-hand basin.

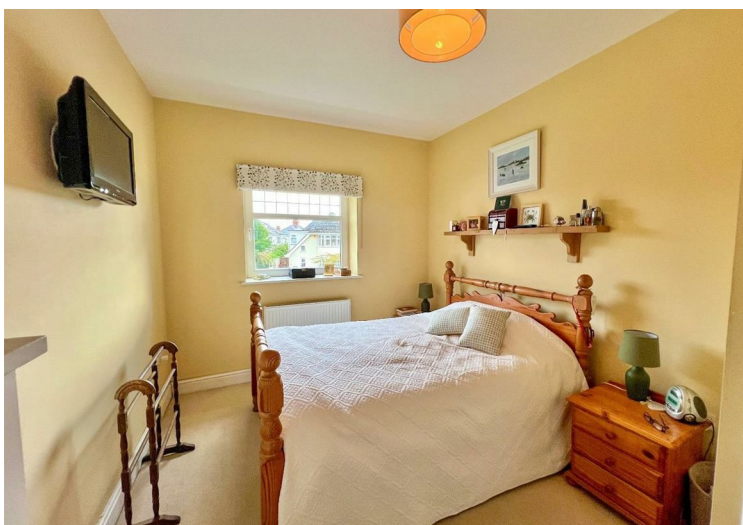
The first-floor landing offers carpeted flooring and all doors lead off. Bedroom one is a great sized double bedroom with carpeted flooring and bay window overlooking the front. Bedroom two is a second double bedroom with carpeted flooring, built-in wardrobes and window to the rear. Bedroom three is a generous double bedroom with carpeted flooring and windows to the front. The bathroom has been fitted with a 4-piece suite comprising of a panelled bath with freehand overhead shower, double walk-in shower enclosure, WC and wash-hand basin with tiling to the walls, tiled flooring and window to the rear. The fourth bedroom is a comfortable single room with carpeted flooring and window to the front. The second bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower, WC and wash-hand basin with tiling to the walls, vinyl flooring and window to the rear.

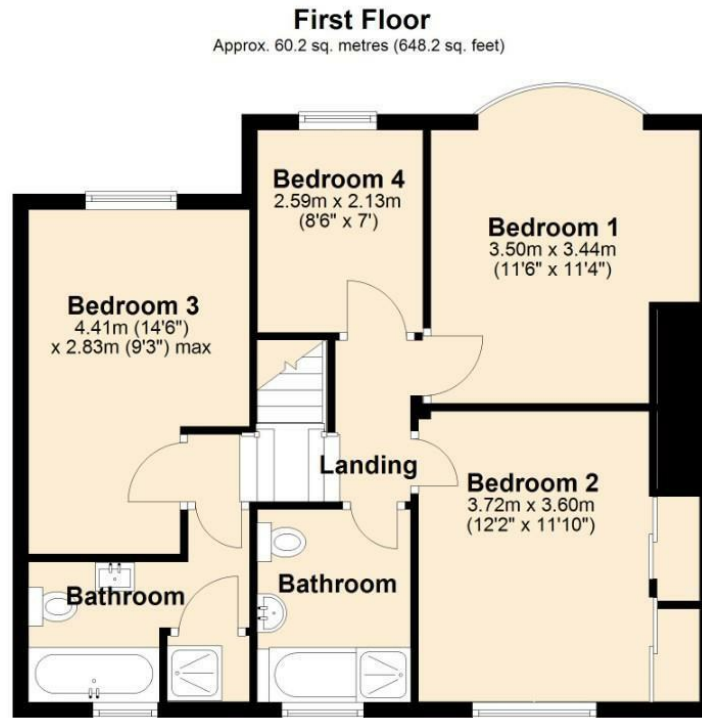
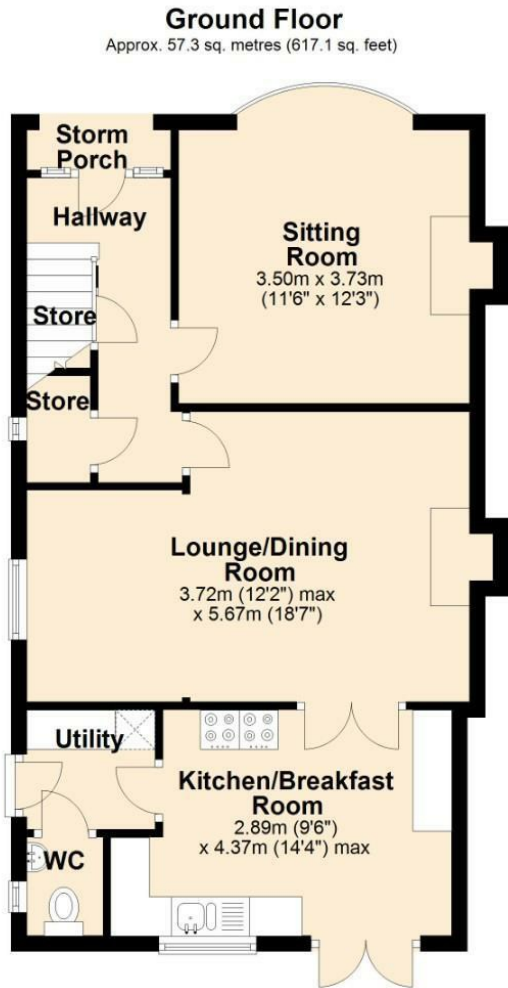
GARDENS AND GROUNDS

Approached off the quiet cul-de-sac of Melton Drive No.9 benefits from a spacious block pavia driveway to the front with off-road parking for numerous vehicles with a car port with further space. To the rear of the property is a superb size garden with a generous lawned section, outdoor storage shed and greenhouse with raised planters. There is a bespoke timber framed garden room with wood burner.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "C". Council Tax Band "E".



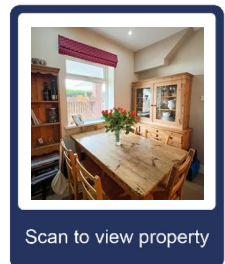


Total area: approx. 117.5 sq. metres (1265.3 sq. feet)

All measurements are approximate, and for display purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	82
England & Wales	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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