



43, Merthyr Mawr Road
Bridgend, CF31 3NN

Watts
& Morgan



43, Merthyr Mawr Road

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£475,000 Freehold

5 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A traditional 5 bedroom semi-detached property situated on the highly sought-after Merthyr Mawr Road. The property has been sympathetically modernised and extended by the current owners offering adaptable living accommodation. Located on the Southside of Bridgend which offers great access to Brynteg Comprehensive school and walking distance to both Bridgend Town Centre and Newbridge playing fields. Accommodation briefly comprises; entrance hall, cloakroom, lounge, sitting room, kitchen / dining room, basement. First floor; 3 double bedrooms and a 4-piece family bathroom. Second floor; 2 further bedrooms. Externally offering a private driveway with off road parking and a low maintenance enclosed rear garden. EPC Rating "D".

Directions

From Bridgend town centre head in a southerly direction out of town along Nolton Street. At its crossroads with Ewenny Road / Cowbridge Road, turn right onto the dual carriageway and then take the first left into Merthyr Mawr Road.

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a solid wood door into the entrance hallway with tiled flooring and a sash window to the side elevation. Stained glass internal doors lead into the inner hallway. The ground floor WC is fitted with a 2-piece suite comprising of a WC and a wash hand basin with tiled flooring and a sash window to the side. The inner hallway has a built-in storage cupboard and a solid wood staircase leading up to the first floor. The living room, to the front of the property, is a generous reception room with parquet flooring, bay sash windows to the front and an open fire cast iron fireplace on a tiled hearth. The sitting room is a great sized second reception room with exposed floorboards and a door leads into the kitchen/dining room. Steps lead into the kitchen/dining room. The kitchen / dining room benefits from a feature exposed stone wall, two Velux sky light windows and recessed spotlighting. The kitchen has been fitted with a range of coordinating wall and base units with complementary 'Quartz' work surfaces over. There is a central island with continuation of the work surfaces and space for high stools. The kitchen benefits from LVT flooring with underfloor heating, recessed spotlighting, tiled splash-backs, windows overlooking the rear garden and 'Crittall' doors opening out to the rear garden. Integrated appliances include; dishwasher and dual ceramic sink. Space is provided for a freestanding range oven with extractor hood and space for a freestanding American style fridge/freezer. Double doors open off the kitchen with steps leading down to the cellar/utility. The cellar/utility has power and plumbing. There is space for a washing machine and ample space for storage.

The first floor landing offers carpeted flooring and all doors lead off. A staircase leads up to the second floor. Bedroom one is a generous main bedroom with exposed floorboards, two sash windows overlooking the front and built-in wardrobes and drawers. Bedroom two is a second double bedroom with carpeted flooring, built-in storage cupboard, feature fireplace and a sash window overlooking the rear. Bedroom three is a third double bedroom with carpeted flooring and a sash window to the rear. The family bathroom has been fitted with a 4-piece suite comprising of a freestanding roll-top bathtub, a double walk-in shower enclosure, WC and a wash hand basin within vanity unit. With tiled flooring, partly tiled walls and sash windows to the front and side aspects.

The second floor landing has a built-in storage cupboard and doors lead off to bedrooms four and five. Bedroom four is a double bedroom with carpeted flooring, a sash window to the front and storage in the eaves. Bedroom five is a single room with carpeted flooring, storage in the eaves and a window to the front.

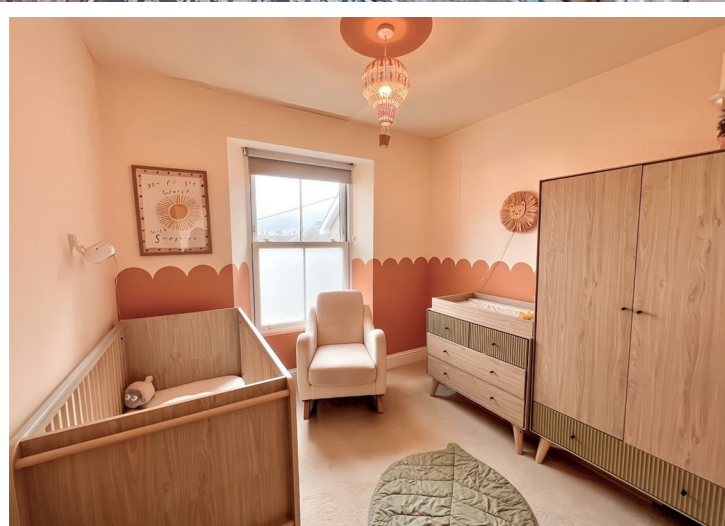
GARDENS AND GROUNDS

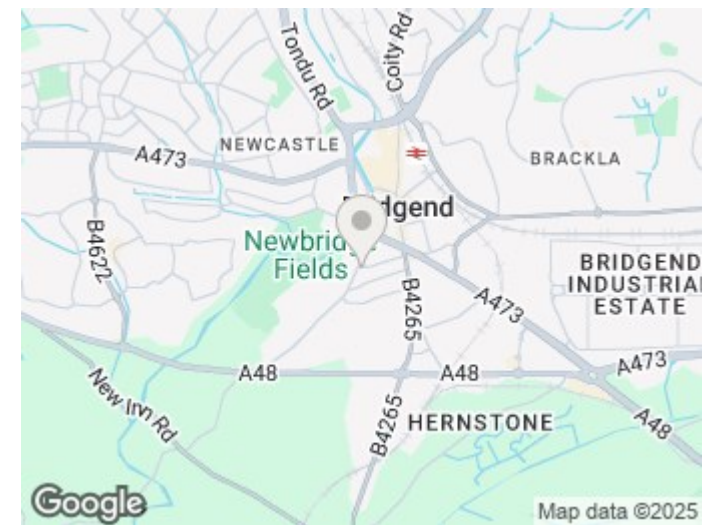
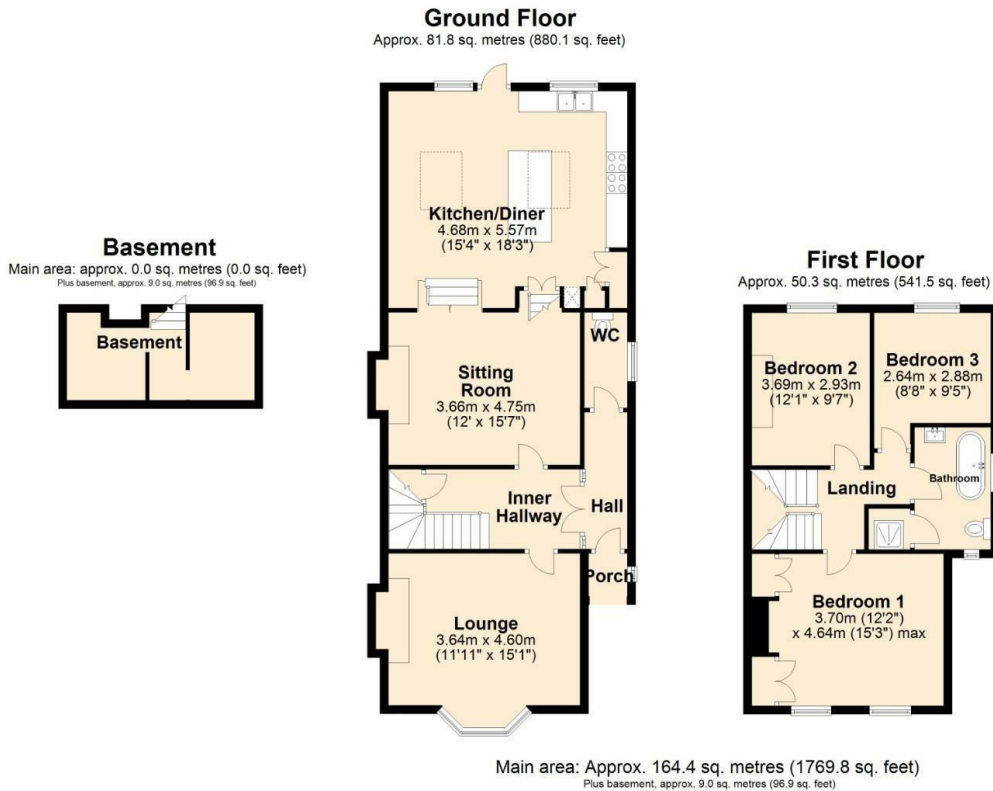
Approached off Merthyr Mawr Road, no. 43 has a private block paver driveway to the front with off-road parking for 1 vehicle. A gate provides access around to the rear garden.

To the rear is an enclosed low maintenance garden predominantly laid with patio slabs with a raised artificial section perfect for outdoor furniture.

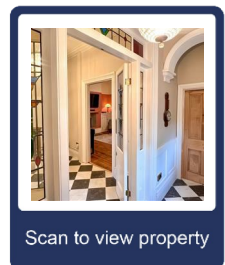
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'TBC'. Council Tax is Band....





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		
	57	79
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.



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