



38 Heol Maendy, Bridgend, CF33 4DF

£345,000

Set on an exceptionally generous and highly impressive plot, this magnificent three bedroom bungalow on Heol Maendy in North Cornelly immediately stands out for the sheer scale of its surroundings offering a rare sense of space, privacy and potential both inside and out. Close to all local amenities and within easy access of Junction 37 of the M4 Motorway, the Towns of Bridgend, Port Talbot and Porthcawl. The accommodation briefly comprises:- entrance hallway, lounge, dining room, kitchen, conservatory, three double bedrooms, a shower room and a separate W.C. Externally, the property boasts an exceptionally large, east facing garden plot - an outstanding

feature that offers truly endless possibilities. The sheer scale of the grounds provides a rare opportunity for landscaping, outdoor entertaining or potential future development making it ideal for a wide range of buyers. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, a front garden and a driveway for 2-3 vehicles as well as a single garage. This property is being sold with no on-going chain and is a unique opportunity to secure a standout home in a sought after location.

Tenure = Freehold (to be confirmed by a legal representative)
EPC Rating = C.
Council Tax Band = D.

Internal

Entrance Hallway



Entry via a uPVC double glazed door, an 'L' shaped hallway with papered and coved ceiling, papered walls, wood effect laminate flooring, radiator, seven doors off:-

Lounge 11'11" x 13'10" (3.64 x 4.24)



Papered and coved ceiling, papered walls with dado rail, wood effect laminate flooring, radiator, coal effect electric fire, uPVC double glazed window to the side, uPVC double glazed patio doors to the rear providing access onto the decking in the rear garden, opening around to the side into:-

Dining Room 10'6" x 8'7" (3.22 x 2.62)



Papered and coved ceiling, papered walls with dado rail, wood effect laminate flooring, radiator, uPVC double glazed patio doors to the rear providing access into the conservatory, door into:-

Kitchen 8'11" x 11'10" (2.74 x 3.61)



Tongue & groove and coved ceiling, skimmed walls with tiled splash backs, tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a composite sink/drainage with stainless steel mixer tap, integrated appliances include an eye level oven and four ring gas hob with a chrome chimney style extractor above, space and plumbing for a washing machine and dishwasher, overhead storage cupboard above the eye level oven housing the gas combination boiler, uPVC double glazed window to the side, uPVC double glazed door to the side providing access around the side of the property.

Conservatory 11'10" x 9'8" (3.63 x 2.97)



Glass roof, uPVC double glazed windows surrounding, tiled flooring, uPVC double glazed door to the rear providing access onto the decking in the rear garden.

Shower Room 5'9" x 8'10" (1.76 x 2.71)



Skimmed ceiling with spotlights, tiled walls, mosaic effect tiled flooring, chrome heated towel rail,

W.C. 2'8" x 5'6" (0.82 x 1.68)



Papered and coved ceiling, papered and tiled walls, tiled flooring, radiator, low level W.C., uPVC double glazed window with obscured glass to the side.

Bedroom One 12'5" x 10'6" (3.79 x 3.22)



Textured and coved ceiling, papered walls, fitted carpet, radiator, fitted wardrobes, uPVC double glazed window to the front.

Bedroom Two 11'11" x 11'11" (3.64 x 3.64)



Papered and coved ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the front.

Bedroom Three 8'9" x 10'5" (2.69 x 3.20)



Papered and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the side.

External

Front Garden



A beautifully maintained, low-maintenance garden featuring decorative gravel, mature shrubs and established flowering borders, offering excellent kerb appeal.

Driveway & Garage



A spacious driveway providing ample off-road parking with gated access, detached garage fitted with an up-and-over door and additional side access into the enclosed rear garden, offering both practicality and convenience.

Rear Garden



Substantial raised decked terrace providing an ideal space for outdoor dining and entertaining, steps leading down to the main section of the garden - offering a well-established outdoor space with a high degree of privacy and far-reaching countryside views, predominantly laid to lawn and bordered by mature shrubs, trees and colourful planting, also benefitting from a charming timber summerhouse - offering versatility as a home office, hobby space or relaxing retreat, thoughtfully landscaped to create a peaceful and secluded setting.

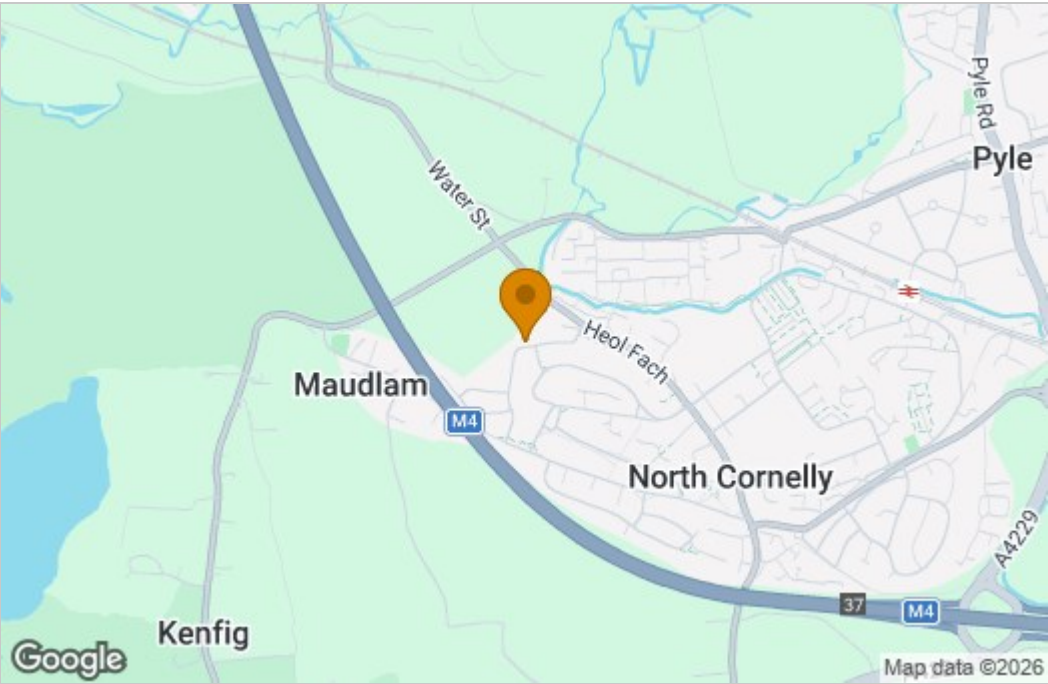
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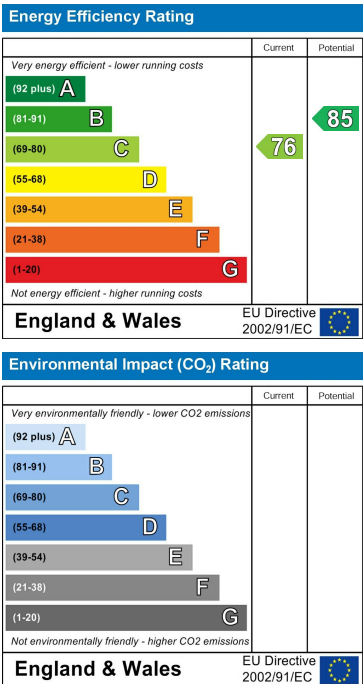
Floor Plan



Area Map



Energy Efficiency Graph



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