5, Meini Tirion

Bridgend, CF31 4TL

Watts & Morgan

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£265,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A lovely three-bedroom semi-detached property situated in a popular residential location in Bridgend. The property is ideally positioned within easy walking distance of a range of local shops and amenities, as well as several local schools. Bridgend town centre is also just a short walk away, while the M4 motorway is conveniently accessible via Junction 36.

The accommodation comprises an entrance hallway, spacious living room, kitchen/diner with access to the rear garden, utility area and downstairs WC. To the first floor are three well-proportioned bedrooms and a family bathroom with shower over the bath.

The second floor provides a versatile attic space, offering excellent potential to create a fourth bedroom, subject to the necessary planning permission and consents.

Externally, the property benefits from an enclosed and private rear garden, complete with a fantastic garden room. The garden room features a fitted kitchen and log burner, creating a versatile and enjoyable additional living space, ideal for entertaining or relaxing throughout the year.

To the front, a private driveway provides off-road parking for multiple vehicles, along with a detached garage. Solar Panels fitted.

The property is offered to the market with no onward chain.

Directions

* Bridgend Town Centre - 2.0 Miles * Cardiff City Centre - 26 Miles * J36 of the M4 - 3.9 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a composite front door, the welcoming entrance hallway features tiled flooring, an under-stairs storage cupboard and carpeted stairs rising to the first floor.

To the front of the property is the spacious living room, which benefits from newly fitted carpet and a feature fireplaces, as well as a large front-facing window allowing plenty of natural light into the room. The living room flows seamlessly through to the kitchen/diner to the rear.

The kitchen/diner features tiled flooring and provides ample space for dining furniture, along with a versatile area with space for a desk, creating an ideal study area. Patio doors provide direct access to the rear garden. The kitchen is fitted with a modern range of base units with complementary work surfaces and benefits from a range of integrated appliances, including a fridge/freezer, oven and built-in microwave. A side-facing window provides additional natural light.
A useful utility area, with a rear-facing window, provides space and plumbing for two appliances, together with convenient rear access to the driveway.

The downstairs WC is fitted with tiled flooring and comprises a two-piece suite, including a wash hand basin and WC, along with a rear-facing window.

To the first floor, the carpeted landing benefits from a side-facing window and provides access to three good-sized bedrooms, the family bathroom and stairs leading to the attic space.

The main bedroom is a well-proportioned double bedroom featuring newly fitted carpet, a front-facing window and a useful double storage cupboard. Bedroom two is another good-sized bedroom, also benefiting from newly fitted carpet, a built-in single cupboard and a rear-facing window. Bedroom three is a well-presented front-facing bedroom with newly fitted carpet and a front-facing window.

The family bathroom features tiled flooring and is fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC, along with a rear-facing window.

To the second floor, accessed via a staircase from the first-floor landing, is a versatile attic space. The room benefits from a Velux window and offers excellent potential to be utilised as an additional room, home office or study, subject to the necessary planning permission and consents.

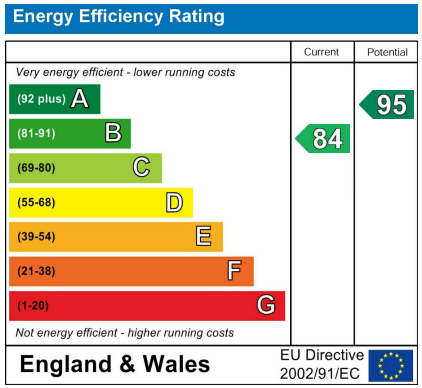
GARDEN AND GROUNDS

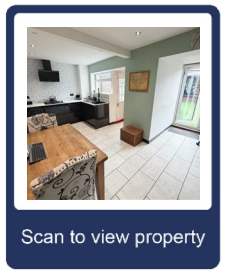
Approached via Meini Tirion, No. 5 benefits from a private driveway providing off-road parking for multiple vehicles. The property also benefits from a detached single garage to the rear, which is supplied with electricity.
The enclosed rear garden has been designed for low maintenance and features the fantastic addition of a garden room. The garden room is fitted with a log burner, kitchen units and a breakfast bar, along with both electricity and plumbing, creating a versatile and enjoyable additional space.

ADDITIONAL INFORMATION

Freehold. All mains services connected. Heat Recovery system installed. Air conditioning in every room. EPC Rating; ‘B’. Council Tax is Band 'C'. 6.4kw of Solar Panels fitted with 10kw battery storage system. EV Charger to side of the house.

Total area: approx. 135.4 sq. metres (1457.6 sq. feet)





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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