



Merthyr Mawr Road, Bridgend, Bridgend
County. CF31 3NY

£460,000

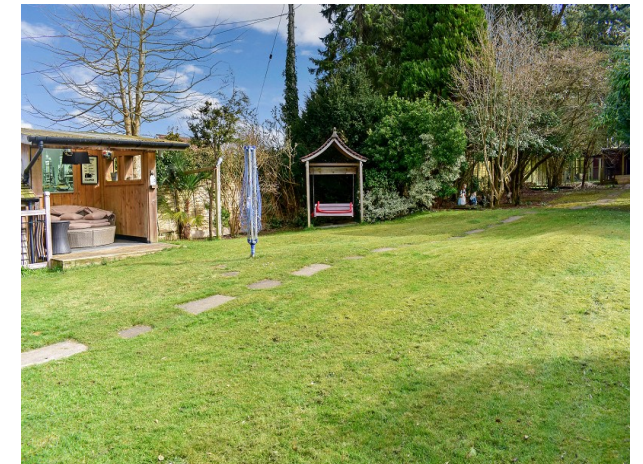


Merthyr Mawr Road, Bridgend, Bridgend County. CF31 3NY

BEAUTIFUL 4 bedroom detached home offering 4 double bedrooms, 2 en-suites, 3 reception rooms, a fabulous kitchen / diner and a large South facing rear garden. Ideal for a growing family. Early viewing is recommended.

£460,000 - Freehold

- Four bedroom detached home in sought after location
- Large enclosed south facing rear garden
- 3/4 double bedrooms / 2 en-suites
- Modern fitted kitchen / diner. EPC-D
- Ample driveway parking. 2 reception rooms plus study
- MUST BE VIEWED.



DESCRIPTION

Introducing this beautifully presented 4 bedroom detached home located within the sought after Southside location of Bridgend and within easy walking distance of the town centre, bus and train stations and retail as well as Old cast le primary and Brynteg secondary schools. The property provides plenty of flexibility with downstairs bedrooms including an annexe which is ideal for those with mobility issues or an independent child, as well as two double bedrooms to the first floor. The south facing lawned garden to the rear offers huge potential for those considering an allotment.

Viewing is recommended.

ENTRANCE

Via part glazed composite front door with frosted glazing to the side into the outer hallway with natural light via Velux skylight, emulsioned ceiling and walls, skirting and a tile effect floor. Stained glass French doors leading into the lounge, solid Oak door leading into the study area plus a PVCu double glazed door with side glazed panels leading into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling, central ceiling rose, emulsioned walls with high level feature shelf, skirting and wood block herringbone flooring. Door way through into the dining room. Two fitted storage cupboards.

DINING ROOM (12' 6" x 12' 6") or (3.80m x 3.80m)

Emulsioned ceiling and walls, skirting and a wood block herringbone style floor. Timber framed French doors leading into the study area.

STUDY (7' 10" x 12' 6") or (2.40m x 3.80m)

Overlooking the front via PVCu double glazed window and natural light via a double glazed Velux skylight, emulsioned ceiling and walls, skirting and a wooden floor.

ANNEX (21' 10" x 9' 6") or (6.65m x 2.90m)

Overlooking the front via PVCu double glazed French doors with side glazed panels and fitted wooden shutters, emulsioned ceiling and walls, skirting and part fitted carpet/part wood effect laminate. Fitted storage. Door way into ensuite shower room.

EN-SUITE SHOWER ROOM

PVCu frosted glazed window to the rear, emulsioned ceiling and walls, skirting, ceramic tiles to the floor. Part frosted glazed door with a fitted roller blind leading out to the rear garden. Three piece suite in white comprising WC, wash hand basin and large walk in shower with plumbed shower and glazed privacy screen. Ceramic tiles to all splash back areas and wall mounted heated chrome towel rail.

BEDROOM 3 (12' 6" max x 15' 1" max) or (3.80m max x 4.60m max)

Measurements into the bay. Overlooking the rear garden via a PVCu double glazed bay window with fitted wooden shutters and finished with central ceiling rose, coved ceiling, emulsioned walls with high level feature picture rail, skirting and fitted carpet.



FAMILY BATHROOM

Overlooking the rear garden via PVCu double glazed window and finished with emulsions ceiling with recessed LED spot lights, emulsions walls with feature ceramic tiles and wood panelling, skirting and ceramic tiles to the floor. Four piece suite in white comprising WC, wall mounted wash hand basin with chrome mixer tap and storage below, Jacuzzi style bath with chrome mixer tap and shower attachment and a large walk in shower cubicle with fully glazed doors and a plumbed shower with hand attachment and rainwater head. Wall mounted heated chrome towel rail.

KITCHEN/DINER (22' 8" x 13' 1") or (6.90m x 4.0m)

A lovely open plan kitchen / diner which overlooks the rear via uPVC double glazed french doors and side gardens via uPVC double glazed window, both with fitted roller blinds. The vaulted ceiling provides an abundance of natural light via 4 Velux skylights in the vaulted ceiling.

The kitchen is arranged with low level solid wood units in a 'Dove Grey' with a complementary granite work surface, splash back plinth and matching window cill. There is an inset Belfast sink with mixer tap, integrated dishwasher, under counter fridge and Rangemaster cooker with induction hob and over head extractor hood with granite splash back. Space for American style fridge freezer. High gloss ceramic tiles to the floor and ample space for dining suite.

Door into the store and utility;

UTILITY

There is an area of storage and a wall mounted Vaillant gas fired combination boiler and then the good sized utility with uPVC doors leading to the front and the rear. Plumbing for washing machine and space for tumble plus additional cupboard space.

STAIRS AND LANDING

To the first floor landing via stairs with fitted carpet, wooden balustrade and large Velux skylight. The landing has doors to 2 double bedrooms and wc.

W.C.

Two piece suite in white with wc and wash hand basin.

BEDROOM 1 (17' 7" x 9' 10") or (5.35m x 3.0m)

Overlooking the rear via uPVC double glazed window with fitted wooden shutters, and uPVC double glazed french doors leading to the balcony with 'Perfect fit' venetian blinds and wooden shutters. The balcony has recently installed glass and chrome ballustrade and railing and overlooks the generous enclosed south facing rear garden. Emulsions ceiling, walls and fitted carpet. Wall to wall and floor to ceiling fitted wardrobes comprising one double and 2 single wardrobes.

Door into the en-suite;

EN-SUITE SHOWER ROOM

Emulsions ceiling with recessed LED spotlights, ceramic tiled floor. Double glazed skylight. Three piece suite in white with wc, wash hand basin and large shower cubicle with a wall mounted electric shower, glazed doors and ceramic tiles to the splash back. Wall mounted chrome heated towel rail. Storage into the eaves.



BEDROOM 2 (16' 5" x 10' 4") or (5.00m x 3.15m)

Overlooking the front via two uPVC double glazed windows and finished with emulsioned ceiling and walls and wood effect laminate floor. Wall to wall and floor to ceiling fitted wardrobes comprising 3 doubles. Storage into the eaves.

OUTSIDE

The enclosed south facing rear garden is generous and currently has a raised decked area, a timber storage shed, covered outdoor eating and sitting area, an arbor and mature trees and shrubs. Further to the rear is an area which might be ideal for an allotment, and / a chicken coop, or a kennel. Further back again is a stand along timber room with uPVC double glazed door and window, power and light with storage to the side. This is an ideal home office, or studio.

To the front is a block paviour driveway suitable for off road parking for up to 6 cars.


NOTE

The vendor informs us that the property is freehold however we have not inspected the title deeds.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



www.pjchomes.co.uk

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