



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

Offers In Excess Of
£400,000



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

Beautifully presented three bedroom detached home built in 1927 situated within a well-regarded area of Bridgend. The property benefits from two reception rooms, dining room refurbished kitchen/breakfast room, bathroom, AMPLE OFF ROAD PARKING, single GARAGE and private secluded gardens.

Offers In Excess Of £400,000 - Freehold

- Three bedroom detached character home
- Three reception rooms
- Kitchen/breakfast room
- Extensive garden to the front and rear
- Single garage and ample off road parking - EPC - D
- Viewing recommended



DESCRIPTION

A character detached house built in the 1927 with many original features. The property benefits from three reception rooms, three double bedrooms, generous sized gardens, ample off road parking and garage.

The property is situated in the highly regarded residential area of Merthyr Mawr Road which is within walking distance of Bridgend Town Centre and good road access to the M4 corridor. Early viewing highly recommended to fully appreciate this charming property.

ENTRANCE

Via wooden front door and double glazed unit with matching side screens into the vestibule.

VESTIBULE

Skimmed ceiling, papered walls, tiled flooring and multi glazed frosted double doors into a welcoming entrance hall.

ENTRANCE HALL

Papered and coved ceiling, papered walls with dado rail, original solid wood parquet flooring, radiator and feature staircase leading to the first floor with fitted carpet. Original doors leading off and under stairs storage.

LOUNGE (13' 0" x 12' 11") or (3.95m x 3.94m)

Papered and coved ceiling, papered walls with dado rail, wall light facilities and a continuation of the original parquet flooring. The focal point to the room is the original fire surround with marble hearth and back plate with living flame gas fire. Recessed walls, attractive PVCu double glazed bay window to front of property. Double multi glazed doors into the dining area.

DINING AREA (13' 0" x 8' 2") or (3.96m x 2.49m)

Skimmed ceiling, papered walls, wall light facilities, vinyl flooring, radiator and PVCu double glazed window with stained top panels to side and frontage.

RECEPTION ROOM 2 (13' 5" x 12' 0") or (4.10m x 3.66m)

Measurements exclude the bay window. Papered and coved ceiling, papered walls with original plate rail, radiator, continuation of the parquet flooring, wood framed double glazed window to rear and PVCu double glazed bay window with stained glass top panels to side of property. The focal point to the room is the original wooden fire surrounds with tiled hearth and back plate with working fire.

KITCHEN/BREAKFAST ROOM (25' 6" x 8' 11") or (7.76m x 2.73m)

Wood panelled ceiling, papered walls, continuation of the parquet flooring, original built in cupboards with stained glass doors. Ample space for breakfast table and chairs, radiator and PVCu double glazed window to side/rear. The focal point to the breakfast area is the original fire surround with tiled hearth and back plate.

Open plan to kitchen with part wood/part skimmed ceiling, emulsioned walls, tiled flooring. The kitchen comprises a range of wall and base units with complementary work surfaces and matching up stands. Belfast sink with mixer tap, plumbing for washing machine and space for further appliances. Built in fridge/freezer and dishwasher, electric cooker point. Three double glazed windows to the rear of property. The Worcester combination boiler is housed under the stairs.



LANDING

Split level staircase with original balustrade with original feature stained glass secondary glazed window. Spacious landing finished with papered and coved ceiling, papered walls with dado rail, radiator, door leading to walk in airing cupboard with radiator and door leading off.

BATHROOM (8' 1" x 6' 4") or (2.47m x 1.92m)

Tongue and groove to ceiling, access into attic, half papered/half tiled walls with dado rail, vinyl flooring. Three piece suite comprising low level w.c. pedestal wash hand basin and four leg roll top bath with centre telephone style mixer shower tap and additional mains fed shower with rain forest head, shower rail and curtain. Radiator, two wood framed frosted single glazed windows to side of property.

BEDROOM 1 (13' 1" x 13' 0") or (3.98m x 3.96m)

Papered and coved ceiling, papered walls, fitted carpet, radiator, PVCu double glazed window to front of property.

BEDROOM 2 (13' 4" x 12' 0") or (4.07m x 3.66m)

Papered and coved ceiling, papered walls, fitted carpet, radiator and PVCu double glazed window to side.

BEDROOM 3 (9' 6" x 9' 3") or (2.89m x 2.81m)

Papered ceiling and walls, fitted carpet, built in cupboards with shelving, radiator, PVCu double glazed window to rear of property.

OUTSIDE


A fabulous size rear garden, sectioned into areas, to the top end of the garden are storage sheds and greenhouse, large pond with mature trees and shrubs. Gate divides the centre part of the garden which is laid to lawn with summer house. Footpath leading to a good sized patio area ideal for garden furniture which is adjacent to the rear door from the kitchen. Side gate leading to the driveway which leads onto the single detached garage. Ample space for parking several vehicles, the garage has a wooden doors to the front with a pitched roof.

Additional outbuildings one is a storage unit, the second is a utility area, plumbing for washing machine, sink unit, the third section is the w.c. and hand basin.

The front garden offers a generous sized lawned area with shrubs borders, attractive monkey tree, patio area and additional parking.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(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

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk