
58, Gerddi'r Afon
Bridgend, CF32 9LN
Watts
&Morgan



58, Gerddi'r Afon

Brynmenyn, Bridgend CF32 9LN

£385,000 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Situated in the popular village of Brynmenyn, this impressive modern four-bedroom Redrow home boasts the sought-after 'Cambridge' design, offering spacious and versatile accommodation ideal for family living. Conveniently located within easy reach of Junction 36 of the M4 motorway, McArthurGlen Designer Outlet and the beautiful Bryngarw Country Park, the property is perfectly positioned for both everyday convenience and leisure.

The accommodation briefly comprises: entrance hallway, spacious lounge, downstairs cloakroom, impressive open-plan kitchen/dining/family room and separate utility room. To the first floor is a master bedroom featuring fitted wardrobes and an en-suite shower room, three further well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from beautifully landscaped front and rear gardens, together with a driveway providing off-road parking and access to a detached single garage.

Directions

Bridgend - 3.0 Miles J36 of the M4 - 2.4 Miles Cardiff - 25.0 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

Entrance is via a composite door into a welcoming hallway, which benefits from bespoke under-stairs storage, a carpeted staircase rising to the first floor and attractive ceramic tiled flooring. The spacious lounge offers luxurious fitted carpeting, an electric fire with limestone-effect mantel and hearth, and a large uPVC window to the front elevation, allowing plenty of natural light. The downstairs cloakroom is fitted with a two-piece suite comprising a wall-mounted wash hand basin with tiled splashback and WC, complemented by ceramic tiled flooring and an obscure-glazed uPVC window to the front. To the rear of the property is the superb open-plan kitchen/dining/family room, providing an ideal space for modern family living and entertaining. The kitchen is fitted with a stylish range of modern high-gloss wall and base units, complemented by solid oak worktops. Integrated appliances, which are to remain, include an AEG five-ring gas hob with extractor hood, double oven, grill and microwave, together with an Electrolux dishwasher and Zanussi fridge/freezer. Further features include a stainless steel one-and-a-half bowl sink unit, ceramic tiled flooring, recessed spotlights and a large under-stairs storage cupboard. The dining area offers ample space for a family dining table and chairs, enjoying views over the rear garden and access via uPVC French doors. The separate utility room continues the kitchen units and benefits from a stainless steel sink unit, with the Ideal combination boiler neatly housed within one of the units. Space and plumbing are provided for additional appliances, with a courtesy door giving access to the side of the property.

To the first floor, the landing benefits from luxurious fitted carpeting and provides access to the loft space via a ceiling hatch. The spacious master bedroom features triple sliding-door fitted wardrobes, a uPVC window to the front elevation and access to a well-proportioned en-suite shower room, comprising a double shower enclosure with thermostatic shower, wall-mounted wash hand basin and WC, complemented by fully tiled walls and flooring. Bedroom two is another generous double room, offering ample space for furniture, fitted carpeting and a uPVC window to the front elevation. Bedroom three is also a well-proportioned double bedroom, situated to the rear of the property and featuring neutral décor and fitted carpeting. Bedroom four enjoys a uPVC window overlooking the rear garden and would also lend itself to use as a home office or guest room. Completing the first floor accommodation is the contemporary family bathroom, fitted with a three-piece suite comprising a panelled bath with thermostatic shower over, wall-mounted wash hand basin and WC. Further features include tiled walls and flooring, whilst a useful airing cupboard houses the hot water cylinder and provides additional shelving.

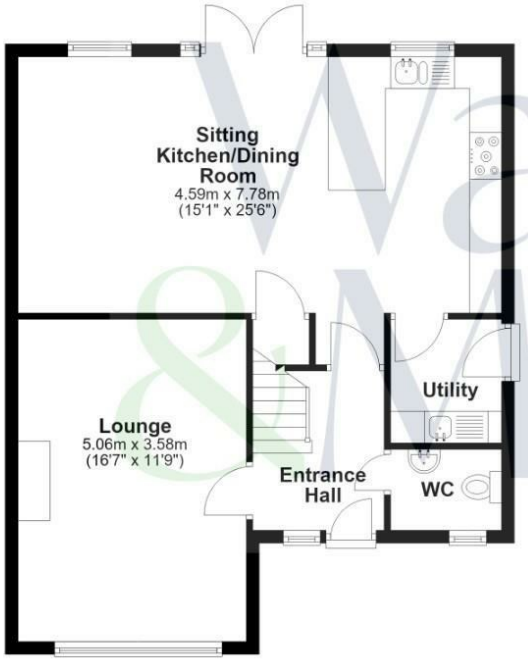
GARDENS AND GROUNDS

No. 58 Gerddi'r Afon is approached via a quiet cul-de-sac, with a tarmac driveway providing off-road parking for up to three vehicles and leading to a detached single garage. The garage benefits from an up-and-over door and power supply. To the front, the garden has been attractively landscaped with a combination of slate chippings and paved areas, complemented by established shrub borders. The rear garden is a particularly good size and offers an ideal space for outdoor entertaining. A generous patio area provides ample room for outdoor dining, leading onto an enclosed lawned garden featuring a variety of mature shrubs and trees, decorative slate chippings and a further raised decked seating area.

ADDITIONAL INFORMATION

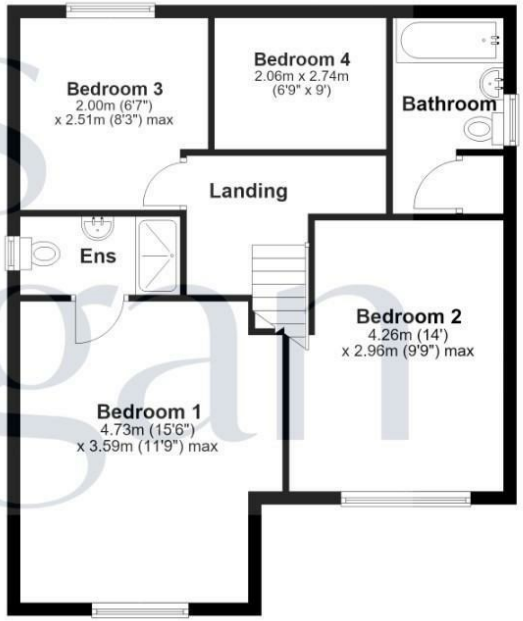
Freehold. EPC "C". Council Tax band "F" .All mains connected. The property is subject to a maintenance charge covering any maintenance for the estate.

Ground Floor
Approx. 81.8 sq. metres (880.4 sq. feet)

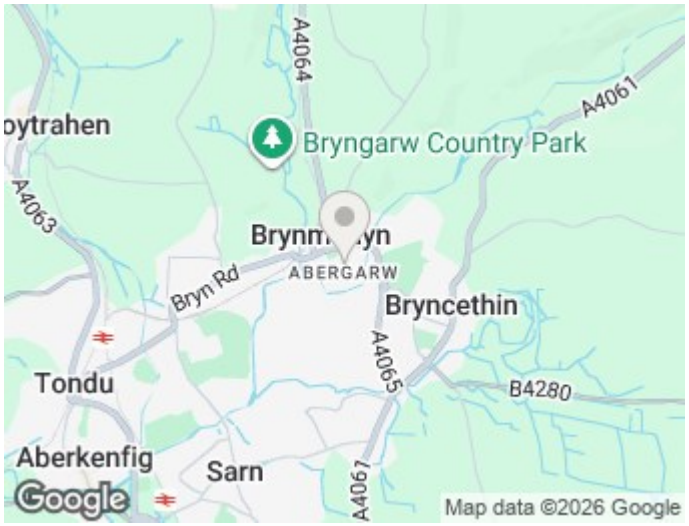




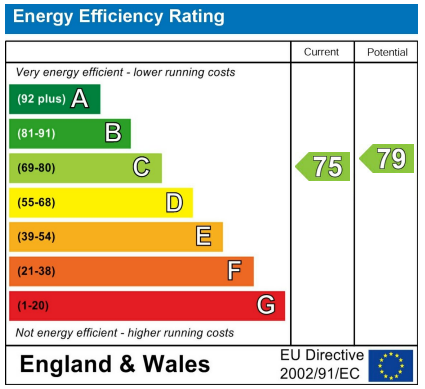
First Floor
Approx. 64.4 sq. metres (693.1 sq. feet)



Total area: approx. 146.2 sq. metres (1573.4 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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