
129, Merthyr Mawr Road
Bridgend, CF31 3NY
Watts
&Morgan



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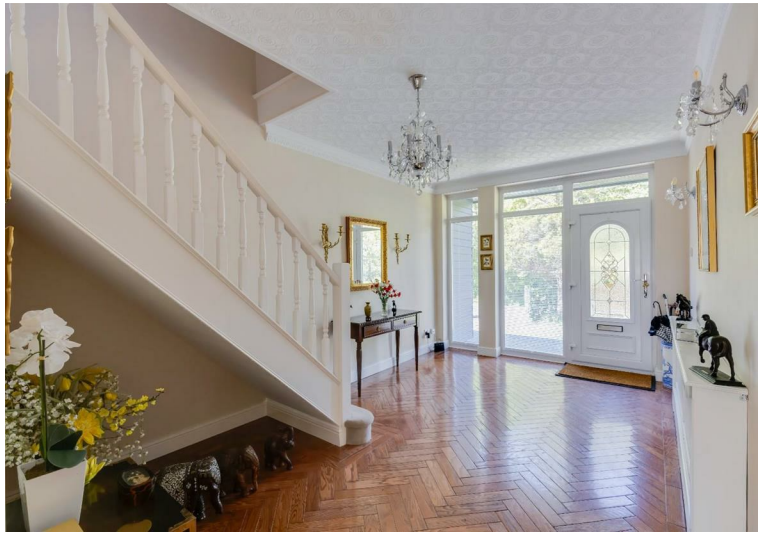
£580,000 Freehold

5 Bedrooms | 2 Bathrooms | 2 Reception Rooms

An exceptional five bedroom detached property situated on the highly sought-after Merthyr Mawr Road on the Southside of Bridgend. Located conveniently just a short walk from the reputable Brynteg Comprehensive school , Bridgend Town Centre and Newbridge playing fields and Merthyr Mawr sand dunes with beautiful picturesque walks around the Heritage Coast and Merthyr Mawr Village.

The property has been recently modernised by the current owners to a high standard. Accommodation comprises of entrance hall, lounge, dining room, kitchen/breakfast room, utility, WC. First floor landing, bedroom one with ensuite shower room, four further good size bedrooms and luxurious 4-piece family bathroom. Externally offering private driveway to the front with gated off-road parking for numerous vehicles, garage/ store and a generous south facing rear garden.







Directions

From Bridgend town centre head in a southerly direction out of town along Nolton Street. At its crossroads with Ewenny Road / Cowbridge Road, turn right onto the dual carriageway and then take the first left into Merthyr Mawr Road.

Your local office: Bridgend
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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a composite front door into the welcoming hallway with solid wood herringbone flooring, a generous built-in storage cupboard and a carpeted staircase leads to the first floor. The living room to the front of the property is a spacious family room with solid wood flooring and benefiting from a central feature multi-fuel burner. Double doors with adjacent windows opens onto the front grounds. The formal dining room is a versatile size second reception room with solid wood flooring and sliding doors opening out to the south facing garden. The kitchen/breakfast room has been fitted with a contemporary range of shaker style wall and base units with complementary 'Quartz' surfaces over with coordinating splashbacks, a central island with space for high stools and continuation of the 'Quartz' surfaces. The kitchen benefits from ceramic tiled flooring, windows overlooking the rear garden and a fully glazed door with adjacent windows opens to the south facing rear garden. Integrated appliances include integrated fridge / freezer, 4-ring induction hob, integrated ‘Neff’ oven with warming drawer and integrated dishwasher. The kitchen leads into the ground floor cloakroom and utility. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and wash-hand basin. The utility room has fitted units a sink with drainer and space and plumbing provided for two appliances The utility houses the 5 year old gas combination boiler.

The first floor landing offers carpeted flooring and access to the loft hatch. The loft hatch has a pull-down ladder and is boarded. Bedroom one is a superb principal bedroom with carpeted flooring, double doors opening out to a Juliette balcony and leads into an ensuite shower room. The ensuite is fitted with a 2-piece suite comprising of a double shower and wash-hand basin with tiling to the walls and tiled flooring. Bedroom two is a generous double bedroom with carpeted flooring, recessed spotlighting and sliding doors opening out onto a balcony over looking the front grounds. Bedroom three is a third double bedroom with carpeted flooring, two sets of built-in wardrobes with sliding doors and a windows overlooks the rear garden. The fourth double bedroom benefits from laminate flooring and a window to the rear. The fifth bedroom currently utilised a dressing room benefits from laminate flooring and a window to the front. The bathroom has been updated with a luxurious 4-piece suite comprising of a freestanding double ended bath tub, double shower enclosure with glass screen, dual ‘Jack & Jill’ wash-hand basins and WC. The bathroom benefits from porcelain tiling, recessed spotlighting and window to the rear.

GARDENS AND GROUNDS

Approached off Merthyr Mawr Road No.129 benefits from a block Pavia private drive to the front enclosed via iron gates with off-road parking for multiple vehicles. There is access to the partially converted garage with an electric front door and full power supply. There is a front lawned garden and access around both sides to the rear garden. To the rear is a generous south facing garden with a spacious patio area perfect for outdoor furniture, the remainder is laid to lawn. The rear garden offers two outdoor storage sheds and benefits from a private aspect.

ADDITIONAL INFORMATION

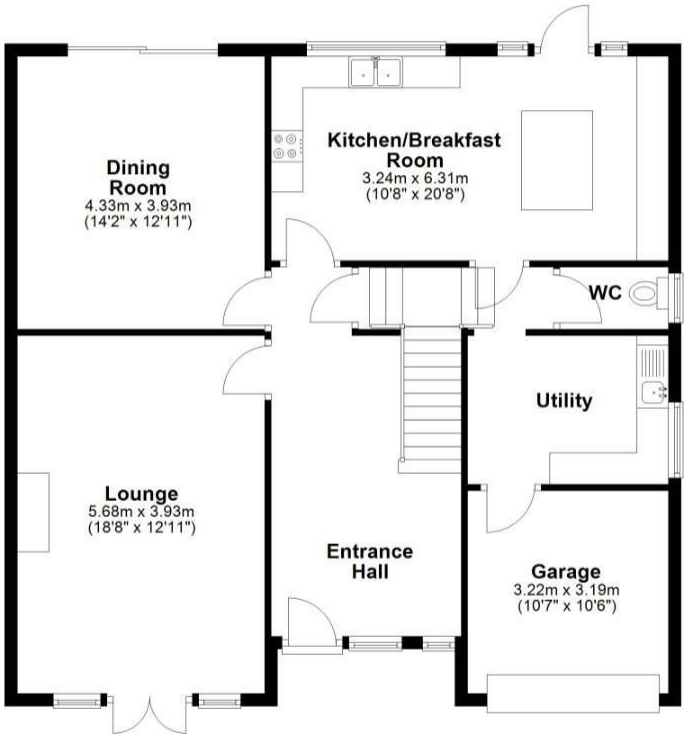
Freehold. All mains services connected. EPC Rating “D”. Council Tax Band “TBC”.

AML

IMPORTANT NOTICE

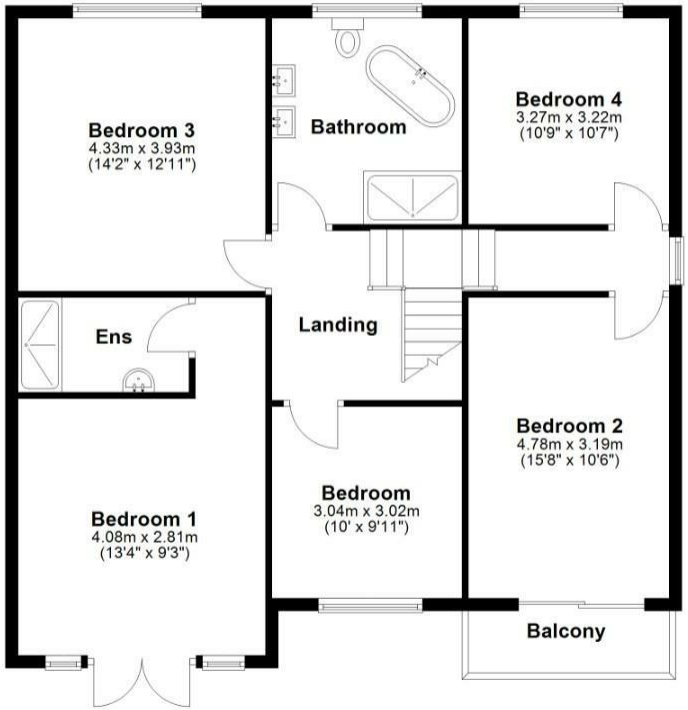
Ground Floor

Approx. 101.5 sq. metres (1092.1 sq. feet)



First Floor

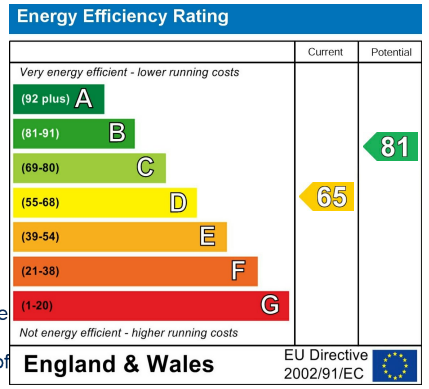
Approx. 98.8 sq. metres (1063.9 sq. feet)

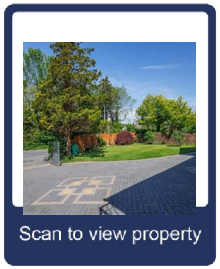


Total area: approx. 200.3 sq. metres (2156.0 sq. feet)









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