



49, Maerdy Park  
Bridgend, CF35 5HX

Watts  
& Morgan



# 49, Maerdy Park

Pencoed, Bridgend CF35 5HX

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**£235,000 Freehold**

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A well proportioned three bedroom semi-detached property situated in a popular location in Pencoed. Being sold with no onward chain. The property is situated with convenient access to village amenities including shops, schools and restaurants. Just a short drive from Junction 35 of the M4 and Bridgend Town Centre. Accommodation comprises of entrance hall, lounge, dining room, kitchen, ground floor bathroom. First floor landing, three good size bedrooms and a shower room. Externally offering a private driveway and a landscaped rear garden. Chain Free. EPC Rating "D".

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## Directions

Bridgend Town Centre- 5.4 Miles Cardiff City Centre- 24.9 Miles J35 (M4 Motorway) – 2.5 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a PVC front door into the entrance hallway with laminate flooring and all doors lead off. The main living room is a generous reception room with a bay window to the front and a staircase leads up to the first floor landing. There is an understairs storage cupboard and spotlighting. The dining room is a great size second reception room with laminate flooring, spotlighting and double doors opening out to the rear garden.

The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over, there is a stable style PVC door opening out to the rear garden and windows overlooking the rear garden. The kitchen benefits from tiled flooring, tiled splashback. Integrated appliances include 4-ring gas hob with oven, grill and extractor fan over, integrated dishwasher and fridge freezer. Space and plumbing is provided for a washing machine. The ground floor bathroom is fitted with a modern 3-piece suite comprising of a panelled bath with overhead shower, WC and wash-hand basin with tiled flooring, tiling to the walls and a window to the front.

The first floor landing offers carpeted flooring and access to the loft hatch. Bedroom one is a double bedroom with a velux window to the front and built-in wardrobes with mirrored sliding doors.

Bedroom two is a second double bedroom with built-in wardrobes, carpeted flooring and window to the rear. Bedroom three is a single room with carpeted flooring, access to loft storage in eaves and a window to the rear.

The shower room is fitted with a 3-piece suite comprising of a shower cubicle, WC and wash-hand basin with tiled flooring, tiling to the walls, spotlighting and chrome ladder radiator.

### GARDENS AND GROUNDS

Approached off Maerdy Park No.49 benefits from a private driveway to the front with off-road parking. The front garden is laid with stone chippings. To the rear is a landscaped garden with a spacious patio area. The remainder is laid with artificial grass and stone chippings the garden benefits from an outdoor storage shed.

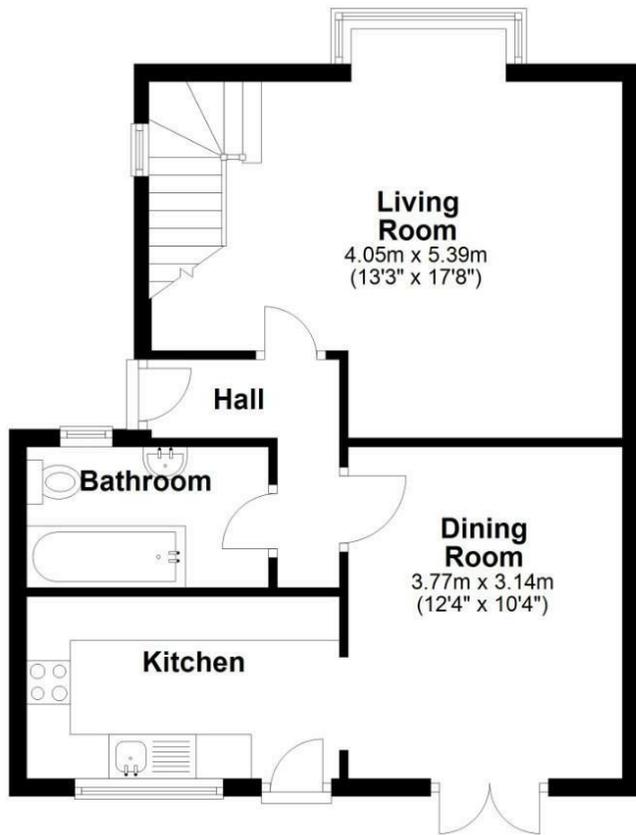
### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "D". Council Tax Band "C".



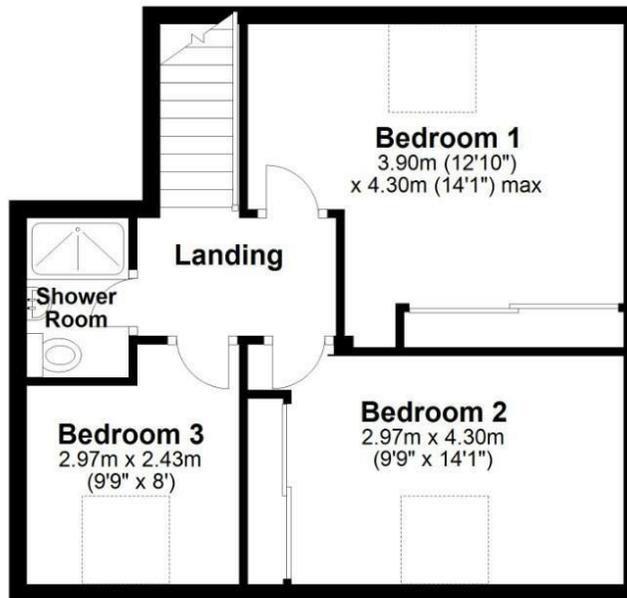
### Ground Floor

Approx. 48.8 sq. metres (525.0 sq. feet)



### First Floor

Approx. 41.7 sq. metres (448.8 sq. feet)



Total area: approx. 90.5 sq. metres (973.9 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>57</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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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