



5, Melton Drive  
Bridgend, CF31 3ET

Watts  
& Morgan



# 5, Melton Drive

Bridgend CF31 3ET

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**£299,950 Freehold**

**3 Bedrooms | 1 Bathrooms | 2 Reception Rooms**

A traditional three-bedroom semi-detached home, ideally positioned in a highly sought-after area on the south side of Bridgend. Conveniently located within easy walking distance of local schools, shops, and Bridgend Town Centre, the property also benefits from excellent transport connections.

The well-proportioned accommodation comprises an entrance hall, lounge, sitting/dining room, conservatory, kitchen, and ground floor WC. Upstairs, there are three bedrooms and a shower room.

Outside, the property offers a private driveway, single garage, and an enclosed rear garden, making it an ideal family home. The property is being sold with no ongoing chain.

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## Directions

Bridgend town centre - 1.0 Mile  
Cardiff - 22.0 Miles  
J36 of the M4 - 4.0 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

The property is entered via a PVC front door into a welcoming hallway with a staircase to the first floor and useful understairs storage. To the front, the living room features a bay window, fitted carpet and an attractive fireplace. At the rear, the spacious dining/sitting room offers plenty of room for both living and dining furniture, with double doors leading into the conservatory. The kitchen is fitted with a range of matching wall and base units, complementary work surfaces, and integrated cooking appliances including a gas hob, oven, grill and extractor fan. There is space for a freestanding fridge/freezer and washing machine, while a rear door provides direct access to the garden. The kitchen provides access into the ground floor cloakroom, which has been fitted with a 2-piece suite comprising of a WC and a wash hand basin. The conservatory is a great addition with tiled flooring and doors to the garden.

Upstairs, the landing provides access to the loft and an airing cupboard. Bedroom One is a generous double room with built-in wardrobes and a front-facing window. Bedroom Two is a further double bedroom overlooking the rear garden, while Bedroom Three is a single room to the front. Completing the accommodation is the family shower room, fitted with a walk-in shower, WC and wash hand basin.

### GARDENS AND GROUNDS

No. 5 enjoys a lovely corner position at the end of a quiet cul-de-sac off Melton Drive. The property offers a private driveway with parking for several vehicles, a detached garage, and an enclosed rear garden with a lawn, mature shrubs, and colourful flowers.

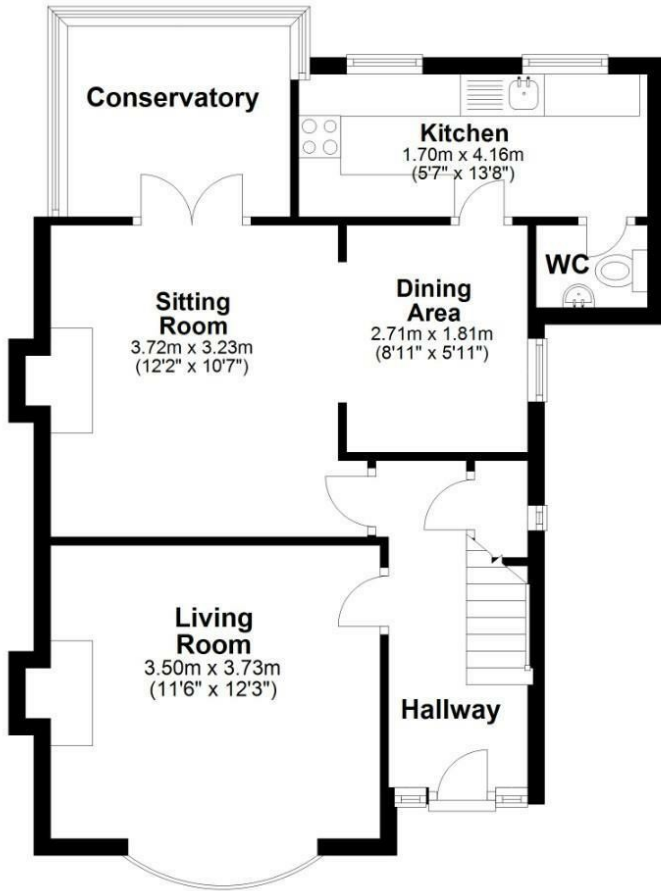
### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'E'.



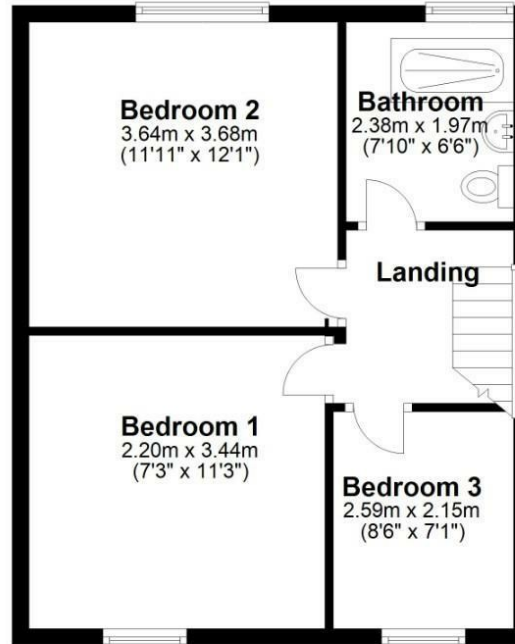
### Ground Floor

Approx. 54.4 sq. metres (585.8 sq. feet)



### First Floor

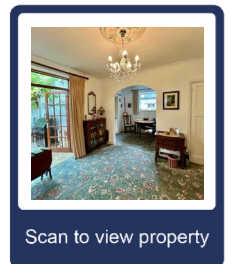
Approx. 39.2 sq. metres (422.1 sq. feet)



Total area: approx. 93.6 sq. metres (1007.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	66	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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