



**Glasfryn, 94 Merthyr Mawr Road  
Bridgend, CF31 3NS**

**WATTS & MORGAN** 160  
YEARS



# Glasfryn, 94 Merthyr Mawr Road

Bridgend, CF31 3NS

**£399,000** Freehold

**4 Bedrooms : 1 Bathroom : 3 Reception Rooms**

Watts & Morgan are pleased to present to the market this substantial semi-detached property situated on the sought-after street of Merthyr Mawr Road. Accommodation comprises; entrance hall, kitchen, utility room, WC, dining room, lounge, study & conservatory. First floor landing, four good sized double bedrooms, bathroom and WC. Externally the property enjoys; sizeable front & rear lawned gardens, a private driveway for several vehicles and a single garage. Offering no on-going chain. EPC rating 'E.'



- Bridgend Town Centre 1.1 miles
- Cardiff City Centre 20.3 miles
- M4 (J36) 2.6 miles



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## Summary of Accommodation

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### GROUND FLOOR

Entrance via a partly glazed uPVC door into the entrance hall, obtaining many original features and offers carpeting flooring, a carpeted runner staircase to the first floor landing and room for cloaks.

The kitchen has been fitted with a range of wall and base units with vinyl work surfaces. Space and plumbing has been provided for a freestanding oven and for white goods. Further features include; carpeted flooring, a uPVC window to the rear elevation, a stainless-steel sink unit and cupboards for storage.

The utility room offers additional base units with a stainless steel sink unit, a uPVC window to the rear elevation, a courtesy door providing access to the rear garden and houses the gas boiler. A 2-piece WC serves the ground floor.

The lounge is a light and airy reception room and enjoys a bay fronted uPVC window, carpeted flooring and a gas fireplace.

The dining room is spacious reception room offering carpeted flooring, a uPVC window to the front elevation, a feature fireplace and space for freestanding furniture.

A versatile reception room currently utilised as a home study and enjoys carpeted flooring, a cupboard for storage and uPVC sliding doors provides access into the conservatory.

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### FIRST FLOOR

The first floor landing offers carpeted flooring, a stained glass window to the side elevation and a cupboard housing the hot water cylinder.

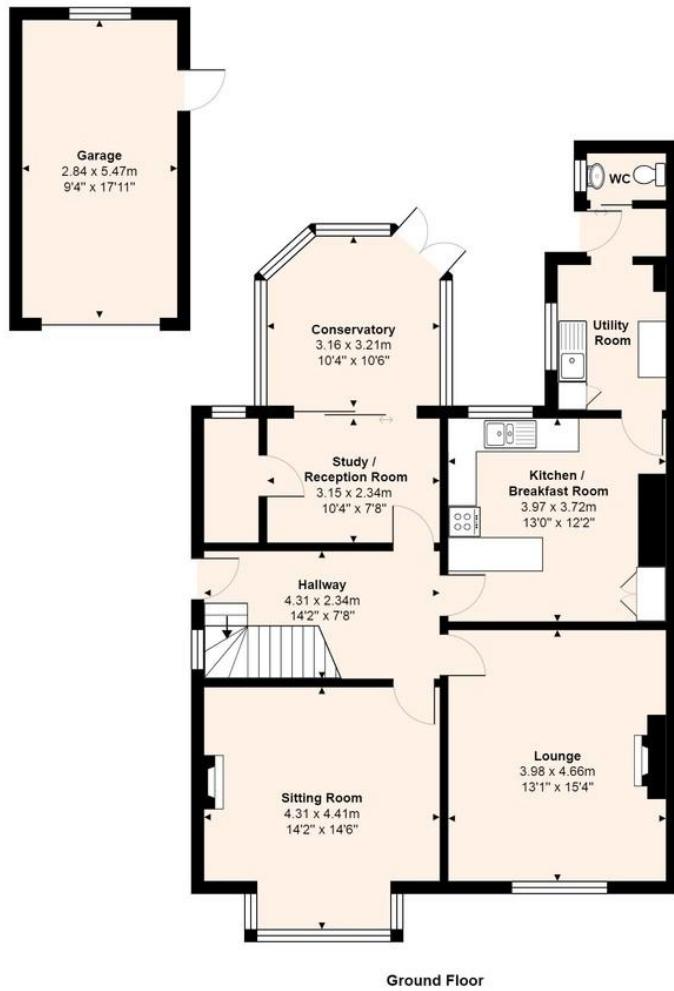
Bedrooms one and two are spacious double bedrooms offering carpeted flooring, uPVC windows to the front elevation, ample space for freestanding furniture and a feature fireplace.

Bedroom three is a good sized double bedroom offering carpeted flooring, a uPVC window to the rear elevation and fitted wardrobe space.

Bedroom four is another double bedroom offering carpeted flooring and a uPVC window to the rear elevation.

The bathroom has been fitted with a 2-piece comprising; panelled bath and wash hand basin. Further features include carpeted flooring and an obscured uPVC window to the rear elevation. A separate WC is offered to the side.

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94 Merthyr Mawr Road  
Total Area: 164.4 m<sup>2</sup> ... 1769 ft<sup>2</sup> (Excluding Garage)  
All measurements are approximate and for display purposes only

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.

## GARDENS AND GROUNDS

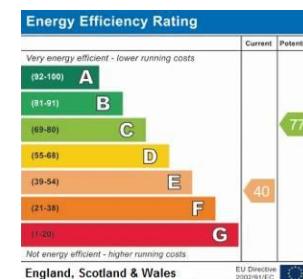
Glasfryn is accessed off the road via wrought iron gates onto a private driveway with space for several vehicles, leading into a single garage with full power supply.

The well-maintained front garden is predominately laid to lawn with mature hedgerow and planted borders.

To the rear of the property lies a sizeable garden predominantly laid to lawn which has been planted with a variety of mature trees and shrubbery. The garden further offers a patio area ideal for garden furniture, a garden shed and a courtesy wooden gate leading to the front elevation.

## SERVICES & TENURE

All mains services connected. Gas fired heating. Freehold.



**Bridgend**

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