



133 Merthyr Mawr Road
Bridgend, CF31 3NY





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£439,950 Freehold

4 Bedrooms : 2 Bathrooms : 3 Reception Rooms

Watts & Morgan are pleased to present to the market this substantial four-bedroom detached property located on a sought-after residential street in Bridgend. Accommodation comprises; entrance porch, hallway, kitchen, utility room, lounge, dining room, conservatory/garden room, study and WC. First floor landing, master bedroom with 2-piece ensuite shower room, two further good sized double bedrooms, a comfortable single bedroom and family bathroom. Externally enjoying a sizeable driveway with space for approximately 6 vehicles leading into an integral garage and a rear beautifully maintained lawned garden with two garden sheds which offers total privacy. EPC Rating "D."

- Bridgend Town Centre 1.6 miles
- Cardiff City Centre 24.3 miles
- M4 (J36) 3.3 miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed composite door into the entrance porch offering space for coats and shoes. A courtesy door provides access into the welcoming entrance hallway offering Karndean flooring and a carpeted staircase to the first floor landing.

A 2-piece WC serves the ground floor with an under stairs storage cupboard.

The kitchen has been fitted with a range of shaker style wall and base units with complimentary work surfaces and a co-ordinating breakfast bar with space for high stools. Appliances to remain include; oven and grill with 4-ring induction hob and extractor fan over and an integrated microwave. Further features include Karndean flooring, a uPVC window to the rear elevation, a stainless-steel sink unit, freestanding dishwasher and fridge (both to remain).

The utility room offers additional wall and base units with a stainless-steel sink unit, tiled flooring, a courtesy door providing access to the side elevation and a door leading into the integral garage which houses the combi boiler. Space and plumbing has been provided for white goods. The lounge is located to the front elevation and offers continuation of Karndean flooring, a uPVC window to the front elevation and space for soft furnishings.

The dining room is a generous sized reception room offering Karndean flooring, a uPVC window to the front elevation and ample space for freestanding furniture.

Double doors lead into the light and airy conservatory/garden room enjoying a 'PolyCool' insulated roof, uPVC windows overlooking the rear lawned garden and Karndean flooring and a dual log burner set on a slate hearth.

A versatile reception room currently utilised as a home study offers Karndean flooring and a uPVC window to the rear elevation.

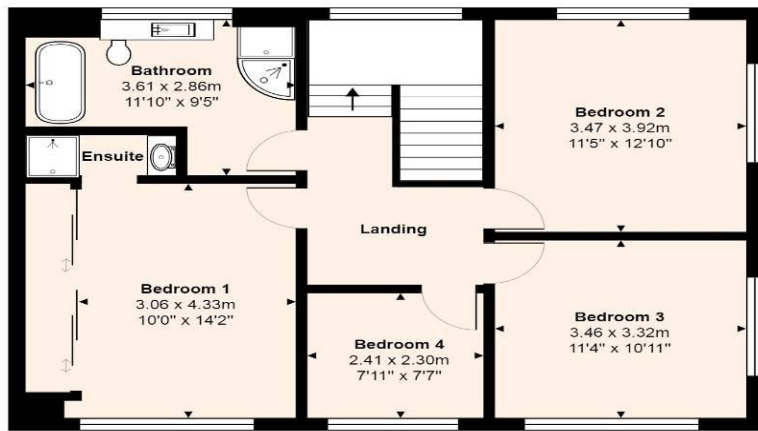
FIRST FLOOR

The first floor landing offers carpeted flooring, a sizeable window to the rear elevation and a loft hatch giving access to the partly boarded loft space with a pull down ladder.

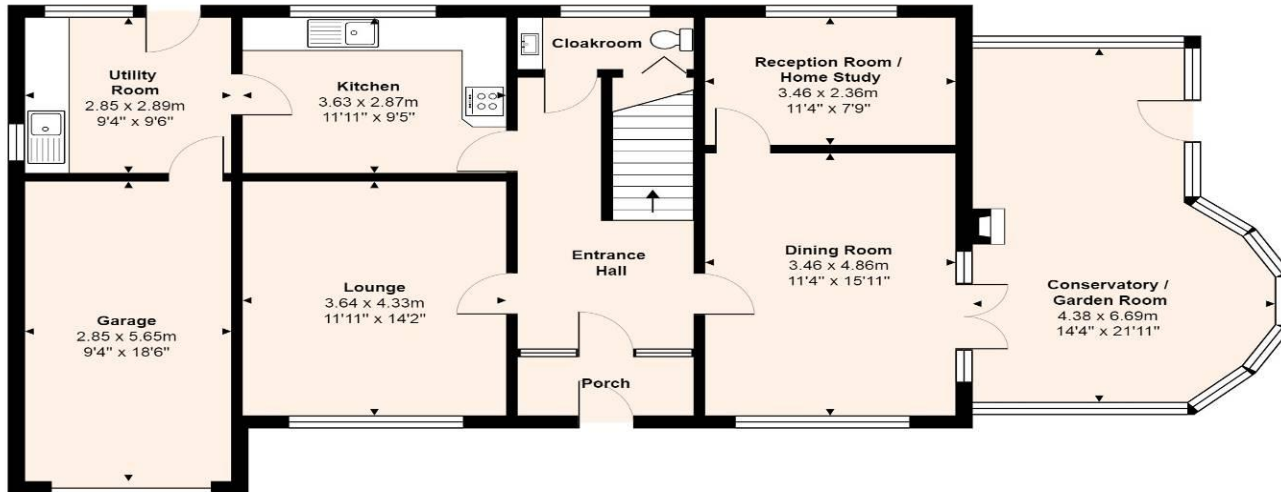
Bedroom one is a fantastic sized double bedroom offering laminate flooring, a uPVC window to the front elevation and sliding fitted wardrobes. Leading into a 2-piece en-suite shower room.

Bedroom two is a sizeable double bedroom offering laminate flooring and two uPVC windows to the rear elevation.

Bedroom three is a further double bedroom offering laminate flooring and a uPVC window to the front elevation and ample space for freestanding furniture.



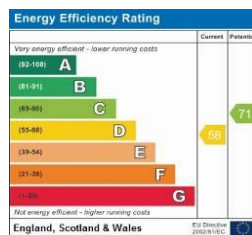
1st Floor



Ground Floor

133 Merthyr Mawr Road
 Total Area: 192.1 m² ... 2068 ft² (Including 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.



Bedroom four is a comfortable single bedroom offering laminate flooring and a uPVC window to the front elevation. The family bathroom has been fitted with a 4-piece suite comprising; corner shower cubicle, roll top freestanding bath with hand held shower and a wash-hand basin and WC set within a vanity unit. Further features include laminate flooring, tiled walls and an obscured uPVC window to the rear elevation.

GARDENS AND GROUNDS

No.133 is accessed off the road onto a sizeable stone chipping private driveway with space for approximately six vehicles leading into a single integral garage and a storage shed. To the rear of the property lies a private wrap-around garden offering a stone chipping section with an additional garden shed and a generous, beautifully maintained lawned garden with a variety of shrubs and trees enclosed by feather edged fencing and hedge row.

SERVICES AND TENURE

All mains services connected. Free hold.





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