



**Erw Graig, Merthyr Mawr,  
Bridgend, CF32 0NU**

**WATTS & MORGAN** 160  
YEARS

# Erw Graig, Merthyr Mawr, Bridgend, CF32 0NU

**£600,000** Freehold

An exciting opportunity to purchase a substantial Tudor-style property in a prime position on the outskirts of Merthyr Mawr Village. Enjoying southerly-facing gardens surrounded by farmland in a semi-rural location with private gated entrance. Superb mature grounds totalling 1.02 acres with swimming pool, detached triple garage with self-contained coach house, additional large single garage and outbuildings including a wine / apple store. Offering walking distance to Merthyr Mawr sand dunes, Ogmore Castle Ruins and conveniently positioned for access to J35/36 of the M4. Viewing by appointment only. EPC not required.

Viewing by appointment only.

- Bridgend Town Centre 2.3 miles
- Cardiff City Centre 23.2 miles
- M4 (J36) 4.6 miles



**Your local office: Bridgend**

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## Summary of Accommodation

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### ACCOMMODATION & GROUNDS

An exciting opportunity to purchase a substantial Tudor style property in a prime secluded position in Merthyr Mawr. Enjoying southerly-facing gardens surrounded by farmland in a semi-rural location with private gated entrance. Superb mature grounds totalling 1.02 acres with swimming pool and triple garage with self-contained coach house. Large single garage with outbuildings including a wine/ apple store. Offering walking distance to Merthyr Mawr sand dunes, Ogmore Castle Ruins and conveniently positioned for access to J35/36 of the M4.

The property has been subjected to significant fire damage. It offers prospective purchasers' renovation or re-development opportunity; subject to appropriate permissions being granted. The sizeable grounds offer building plot potential.

The detached coach house is located to the bottom of the large driveway above the triple garage; accessed via barn door which offers kitchen services, bedroom with adjacent 3-piece bathroom.

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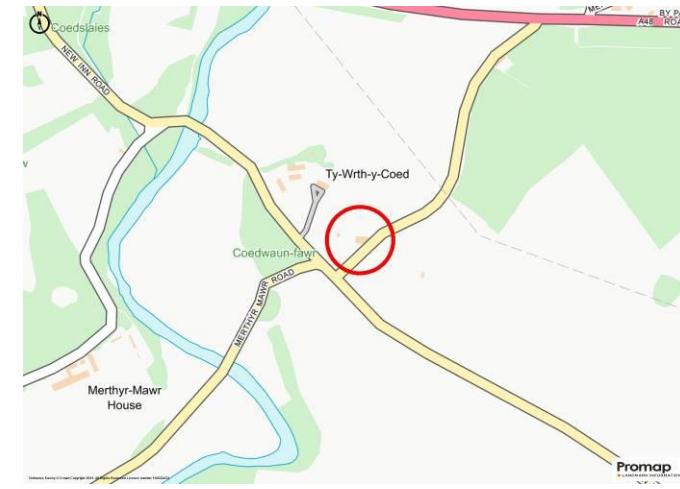
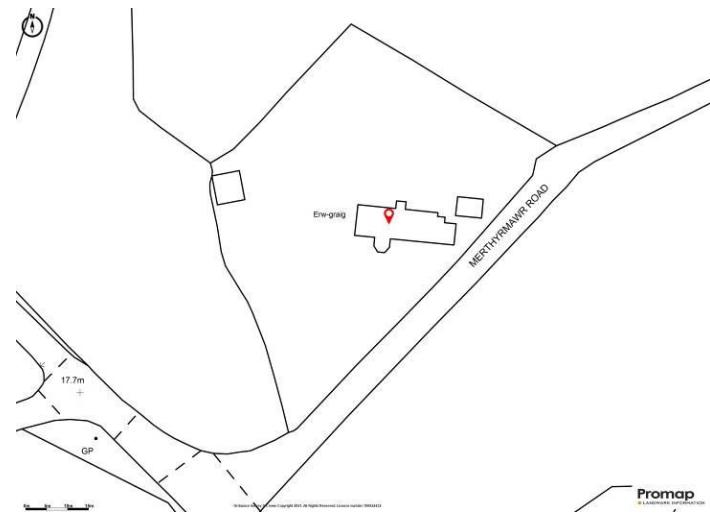
### SITUATION

'Erw Graig' is situated in a secluded position in Merthyr Mawr; just set back from New Inn Road at the T-Junction. The villages of Ewenny and Corntown are within walking distance and boasts a village shop, garden centre and historic Pottery. Leisure and recreation is in abundance locally with the Merthyr Mawr sand dunes, a Site of Special Scientific Interest, just 1 mile away and the beautiful Glamorgan Heritage Coast approximately 3 miles to the south, with beaches at Ogmore-By-Sea and Southerndown. The town of Bridgend is just 2 miles north and has all the expected facilities for the administrative centre of the County. Further comprehensive shopping is available at McArthur Glen Designer Outlet, located off J36 of the M4. The picturesque market town of Cowbridge is located 6.5 miles east. Communication links are close at hand with the M4 motorway 4 miles to the north, providing fast access east and west. Bridgend is on the BR mainline with services to Swansea and Cardiff approximately three times an hour.

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### SERVICES AND TENURE

Freehold. Oil-fired central heating. Septic tank with aeration pump in the Coach House. The property is inhabitable and therefore investigations into mortgage suitability should be taken before any interest is submitted.



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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