



Llanmaes, 33 Preswylfa Court
Merthyr Mawr Road, Bridgend , CF31 3NX

WATTS & MORGAN 160
YEARS



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Merthyr Mawr Road, Bridgend ,
CF31 3NX

£445,000 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are pleased to present to the market this spacious four double bedroom detached property situated in a sought after cul-de-sac within the south side of Bridgend. Positioned overlooking greenery and mature trees. Accommodation comprises; entrance hallway, lounge, dining/sitting room, kitchen, WC. First floor landing, four double bedrooms, en-suite shower room and family bathroom. Externally the property benefits from an integral garage, private driveway for two vehicles and rear enclosed lawned and paved gardens.

Being sold with no on-going chain. EPC Rating; 'E'.

- Bridgend Town Centre 0.6 miles
- Cardiff City Centre 24.3 miles
- M4 (J36) 4.2 miles



Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales



Summary of Accommodation

GROUND FLOOR

Entrance via a hardwood partially glazed door with hardwood window adjacent into hallway featuring; partially tiled flooring and carpeted staircase to first floor landing with under stairs storage cupboard. The generous sized lounge features hardwood dual aspect windows to the front and rear elevations, carpeted flooring and a central feature fireplace with gas fire.

The sitting/dining room features hardwood dual aspect windows to the front and rear elevations; a spacious reception room featuring carpeted flooring and ample space for freestanding dining furniture.

The rear porch features a uPVC obscure glazed window offering access to the rear garden and laminate tiled effect flooring. A door leads into ground floor WC featuring a 2-piece suite comprising; low level WC and wall mounted sink inset within vanity unit featuring laminate flooring and an obscure glazed window to side elevation.

The kitchen has been comprehensively fitted with a range of high gloss wall and base units with roll top laminate work surfaces, brick-effect tiled splash back and laminate tiled-effect flooring. A range of integral appliances to remain include; 'AEG' electric oven with microwave above, 'Cata' 5-ring gas hob with extractor fan above, fridge/freezer, washing machine and 'Belling' dishwasher. Other features include; hardwood windows to the rear elevation and stainless steel one and a half bowl sink. The kitchen houses the 'Logic' gas boiler.

FIRST FLOOR

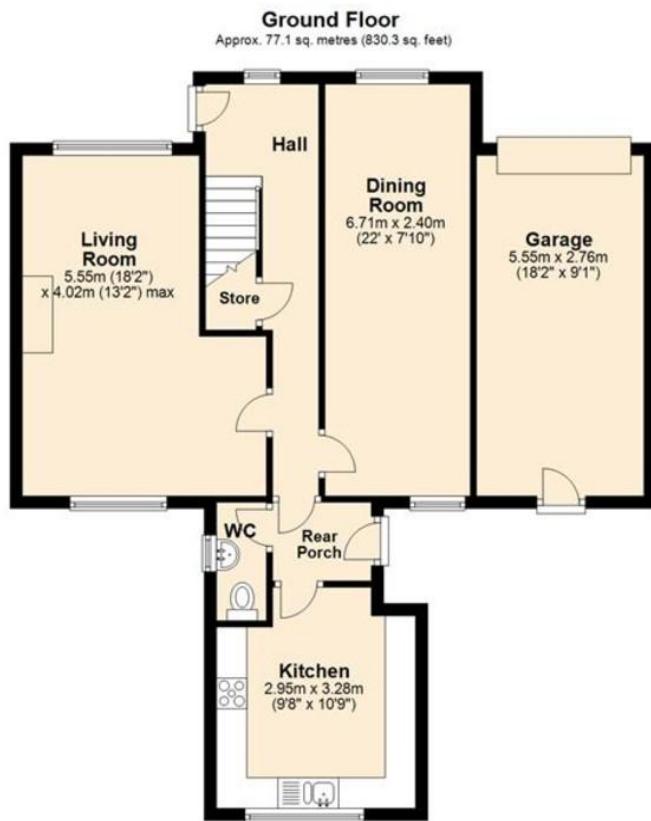
The first floor landing offers carpeted flooring, an airing cupboard houses the hot water cylinder and access to partially boarded loft space. Bedroom One features hardwood windows to the front and rear elevations, carpeted flooring and a range of built-in bedroom furniture to remain. Leading into an en-suite shower room comprising; 3-piece suite, low level WC, pedestal sink and shower cubicle. Further features include; vinyl flooring and fully tiled walls.

Bedroom Two features dual aspect hardwood windows to front and rear elevations, carpeted flooring, built-in cupboard and ample space for freestanding furniture.

Bedrooms three and four are both further double rooms featuring hardwood windows, carpeted flooring and space for freestanding furniture.

The family bathroom has been fitted with a 3-piece white suite comprising; wall mounted sink inset within vanity unit, low level WC and panelled bath. Other features include; hardwood obscure glazed window to side elevation, laminate flooring and chrome towel rail.





Total area: approx. 153.9 sq. metres (1656.8 sq. feet)

All measurements are approximate and for display purposes only.
Plan produced using PlanIt.

33 Preswylfa Court

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

'Lla nmaes' is approached off Preswylfa Court onto a block paved private driveway providing parking for two vehicles; beyond which lies an integral garage with manual up and over door and rear courtesy door.

To the rear of the property lies a fully enclosed, private garden featuring patio areas and a lawned section. The garden houses a variety of mature shrubs and plants with access provided to the side of the property.

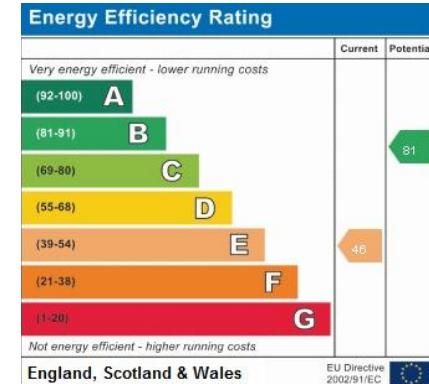
SERVICES AND TENURE

All mains services connected. Free hold.

A management charge for upkeep of communal grounds is payable per annum at approx. £140.00.



Energy Efficiency Rating





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