



85 Merthyr Mawr Road
Bridgend, CF31 3NS





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£550,000 Freehold

5 Bedrooms : 2 Bathrooms : 3 Reception Rooms

Watts & Morgan are proud to present to the market this substantial five double bedroom property located in the reputable south side area of Bridgend. Conveniently located for Bridgend town and Newbridge playing fields and reputable schools. Dating back to early 1900's, this Edwardian property comprises; entrance porch, hallway, cloakroom/WC, impressive bay-fronted lounge/dining room with log burner, kitchen/breakfast room and separate family room. First floor landing, bedroom one with dressing room and en-suite, two double bedrooms and a luxurious 4-piece bathroom. Second floor with two further double bedrooms. Externally enjoying driveway parking for 4/5 vehicles and landscaped front and rear gardens with patio areas and workshop. Viewing highly recommended to appreciate the space this property has to offer. EPC Rating; 'E'.

- Bridgend Town Centre 0.4 miles
- Cardiff City Centre 23.4 miles
- M4 (J36) 4.6 miles

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Summary of Accommodation

GROUND FLOOR

Entrance via a uPVC door into the porch area with slate floor tiles and space for log store; a traditional timber door with side panel leads into the hallway with original carpeted staircase to first floor with understairs storage cupboard and leads into a 2-piece WC.

The impressive lounge/dining room is a dual aspect bay-fronted reception room with traditional high ceilings, picture rails and ceiling rose. A central feature to the room is the freestanding 'Contura' log burner with concrete oak-effect mantle and slate hearth. Offering exposed floorboards, uPVC French doors lead onto the rear garden and a courtesy door leads through into the kitchen.

The kitchen has been fitted with a range of shaker style oak wall and base units with pantry cupboard, display cabinets, wine rack, tiled splashback and complementary work surfaces. A range of integral appliances to remain include; 'Stoves' double oven with grill, 4-ring gas hob and pull-out extractor above. Plumbing is provided for two appliances and space for a tall freestanding fridge freezer. Further offering; a stainless steel sink unit, Victorian-style graphite radiator and a courtesy door provides access out to the rear.

An additional reception room is on offer which offers versatility as a separate family room/playroom. A good size reception room enjoying a uPVC box bay window to the side elevation, exposed floorboards and a central feature to the room is the electric log-effect burner set on a stone hearth.

FIRST FLOOR

The first floor landing provides a carpeted staircase to second floor and original doors lead off.

Bedroom One is a superb size double room enjoying a walk-through dressing area which provides ample space for freestanding bedroom furniture. This double room provides a built-in double wardrobe, uPVC window to rear and leads into a 3-piece en-suite shower room.

Two further double bedrooms are presented to this floor both neutrally decorated to offer carpeted flooring and space for freestanding bedroom furniture.

The family bathroom has been refurbished to offer a luxurious 4-piece suite comprising; walk-in shower with rainfall effect/hand-held shower over, dual ended freestanding bath with mixer tap/hand-held shower over, wash-hand basin set within vanity unit and WC. Presenting; fully tiled walls and flooring, a chrome heated towel rail and touch-screen LED mirror.

SECOND FLOOR

The second floor provides two further double bedrooms; both providing loft space/eaves storage and Velux windows.





Total area: approx. 205.3 sq. metres (2210.1 sq. feet)

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

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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

No.85 is approached off Merthyr Mawr Road onto a substantial front garden part enclosed by original stone wall; a large driveway provides private off-road parking for 4/5 vehicles with gated access provided to the rear of the property.

The landscaped rear garden enjoys a south-east facing aspect with patio area; ideal for alfresco dining and leads onto a lawn area which is bordered by a variety of shrubs, foliage and rose bushes. An additional patio area is located to the bottom of the garden which is a private space ideal for sun loungers and is bordered by shrubs and apple trees. A large brick built shed/workshop provides full power supply, windows and radiator.

SERVICES, TENURE AND NOTE

All mains services connected. Freehold.

Planning permission has been granted (2021) for a single storey extension to include kitchen/diner/living room with utility and shower room to rear.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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