



72

72 Merthyr Mawr Road
Bridgend, CF31 3NR





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£525,000 Freehold

4 Bedrooms : 2 Bathrooms : 3 Reception Rooms

Watts & Morgan are delighted to present to the market this substantial four bedroom property located on the sought after Merthyr Mawr Road in Bridgend. Dating back to the early 1900's; offering a wealth of original features throughout. Within walking distance to the Town Centre, Brynteg Comprehensive School and local amenities. This bay-fronted semi-detached property comprises; porch, entrance hallway, three generous reception rooms, kitchen/breakfast room, utility and shower room. First floor landing, three impressive double bedrooms, one single bedroom and a 3-piece family bathroom. Externally enjoying generous gardens to include; fully enclosed lawned frontage, patio/lawned rear garden and large driveway leading to a detached double garage. Viewing highly recommended. EPC Rating; 'E'.

- Bridgend Town Centre 0.4 miles
 - Cardiff City Centre 23.2 miles
 - M4 (J36) 4.9 miles
-

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Summary of Accommodation

GROUND FLOOR

Entrance via an original extra-wide glazed door into the porch with original wall and ceiling panelling; which provides an understairs storage cupboard with window. Original double doors with stained glass open into the welcoming hallway which enjoys high ceilings, original marble flooring and an exposed staircase with central carpet runner leads to the first floor and original doors lead off.

The lounge is a delightful sized bay-fronted reception room offering a wealth of original features to include; picture rails, panelled bay with stained glass window, original ornate plaster ceiling mouldings with ceiling rose and coving. A central feature to the room is the freestanding cast iron gas fire with original timber surround, marble back-plate and hearth.

The sitting room is located to the rear of the property and enjoys double timber doors leading out to the rear patio. Benefitting from a freestanding log burner set on a slate hearth with original cabinets either side of the chimney. This room enjoys original herringbone quarry tiled flooring with serving hatch into the kitchen.

The traditional kitchen/breakfast room has been fitted with a range of shaker style wall and base units with complementary laminate surfaces wrap around into a breakfast bar. A range of appliances to remain include; integral dishwasher and freestanding gas cooker. The freestanding gas boiler is located here. Further presenting; partly tiled walls, stainless steel sink unit with mixer tap over and original sash windows. A courtesy door leads into the utility with space and plumbing for appliances access provided out to the rear garden. A downstairs 3-piece shower room serves the ground floor. An additional reception room is offered to the front of the property - currently utilised as a home office/hobbies room; enjoying exposed timber floorboards and a large stained glass window, original ornate plaster ceiling mouldings with ceiling rose and coving.

FIRST FLOOR

The first floor enjoys an original stained glass window flooding light into the landing benefitting from exposed floorboards and all original doors lead off. Bedroom One is an impressive sized double room with continuation of original exposed floorboards and a panelled bay with stained glass window offered to the front. A central feature to the room is the cast iron fireplace with decorative tiled back-plate, hearth and original timber surround.

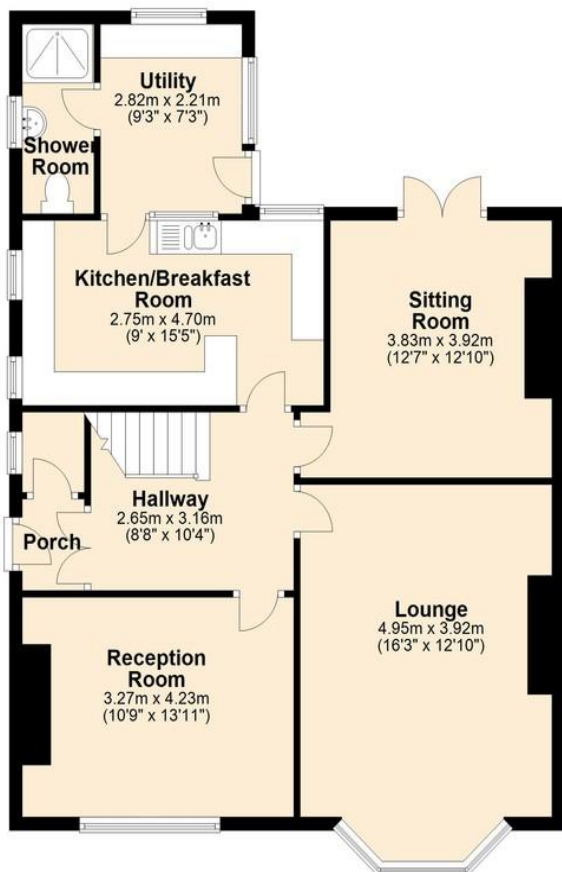
Two further double bedrooms are presented to this floor; each offering exposed timber floorboards and original windows.

Bedroom Four is currently utilised as a dressing room with original sash window to the rear.

The family bathroom has been fitted with a 3-piece white suite comprising; panelled bath with telephone-style mixer tap and hand-held shower over, wash hand basin and WC. Further presenting; partly tiled walls, two original sash windows and an airing cupboard houses the hot water tank.

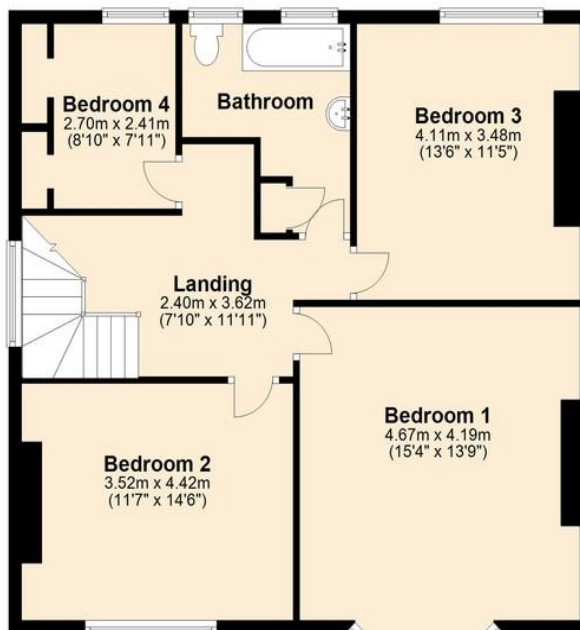
Ground Floor

Approx. 83.6 sq. metres (900.3 sq. feet)



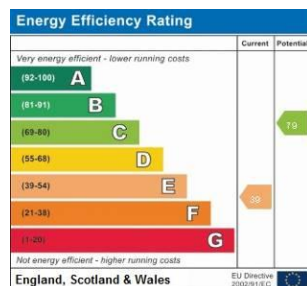
First Floor

Approx. 77.2 sq. metres (831.4 sq. feet)



Total area: approx. 160.9 sq. metres (1731.7 sq. feet)

Plan produced by Watts & Morgan LLP.
 Plan produced using PlanUp.



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.72 is approached off Merthyr Mawr Road onto a gated private driveway providing off-road parking for several vehicles. Continuation of the driveway leads through to the rear of the property to the detached double garage/workshop with full power and water supply.

The generous size fully enclosed front garden is predominantly laid to lawn with original wrought iron balustrade and raised patio area. Double gates lead to the rear of the property which offers a patio area leading onto a lawned section with central footpath.

SERVICES, TENURE AND NOTE

All mains services connected. Freehold.

NOTE; Planning Permission has been granted for a single storey rear kitchen / dining extension - further details can be found via BCBC Planning Portal using reference number: P/21/766/FUL.





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