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132 Merthyr Mawr Road  
Bridgend, CF31 3NY

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**WATTS & MORGAN** 150 YEARS



# 132 Merthyr Mawr Road

## Bridgend, CF31 3NY

£599,950 Freehold

### 4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are pleased to present to the market this immaculately presented fully renovated four bedroom detached family home located in a sought-after area of Merthyr Mawr Road in Bridgend within walking distance of Bridgend town centre, Newbridge Fields, close to reputable schools and local amenities. A short drive from multiple beaches and proximity to Junction 36 of the M4. Accommodation briefly comprises of entrance hallway, lounge, dining room, kitchen/breakfast room, sitting room, shower room. First floor landing, three double bedrooms, one single and a 4-piece family bathroom. Externally enjoying a single garage with converted office space, private driveway with space for multiple vehicles and a fully enclosed large rear lawned garden with decked area. EPC Rating "C"

### Directions

- Bridgend Town Centre 1.5 miles
- Cardiff City Centre 19.6 miles
- M4 (J36) 0.0 miles

Your local office: **Bridgend**

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## Summary of Accommodation

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### GROUND FLOOR

The property is accessed via a solid timber front door with side glazed panels leading into a welcoming hallway with carpeted flooring and carpeted staircase leading up to the first-floor landing. The downstairs shower room has been fitted with a 3-piece suite comprising double walk-in shower cubicle, wall mounted wash-hand basin and low-level WC. Further features include partially tiled walls, tiled flooring, obscured window to the front elevation, spotlighting, and chrome towel radiator. The main lounge is a generously sized reception room featuring carpeted flooring, bay fronted window to the front elevation, central feature fireplace set on a stone hearth. The lounge benefits from feature arch window overlooking the front elevation. Leading into the dining area through a feature archway offering carpeted flooring and window to the side elevation overlooking the entrance hallway. The sitting room is a further reception room, with carpeted flooring and patio doors leading out on the rear garden. The kitchen/breakfast room has been comprehensively fitted with a range of shaker style wall and base units and complementary 'Silestone' worktops. Integral 'AEG' appliances to remain include 4-ring gas hob and extractor, integral microwave, oven and grill, dishwasher, separate integral fridge freezer and wine cooler. Space has been provided for high stools. Further features include two windows to the rear elevation, spotlighting and karndean flooring. The utility area featuring continuation of the karndean flooring, windows to the front and rear elevations and a stable style door leads out to the rear garden. The utility has been fitted with a range of shaker style wall and base units and complementary laminate work surfaces. Further features include a stainless-steel sink and plumbing has been provided for an appliance. Two large internal storage cupboards, one housing the 'Worcester' gas combi boiler.



### FIRST FLOOR

The first-floor landing features carpeted flooring and all doors lead off. A large walk-in internal storage cupboard with shelving, access provided to the loft hatch, a further storage cupboard in the eaves and window overlooking the rear garden. Bedroom one is a spacious double bedroom with carpeted flooring, window to the front elevation and wall to wall fitted wardrobes. The main landing also features continuation of the fitted wardrobes with bespoke shelving. Bedroom two is a further generously sized double bedroom with carpeted flooring and window to the rear elevation. Bedroom three is a further double bedroom with carpeted flooring, window to the front elevation and two internal fitted wardrobes/storage cupboards. Bedroom four is a comfortable single bedroom with carpeted flooring, window to the front elevation and internal fitted wardrobe storage. The family bathroom has been comprehensively fitted with a 4-piece suite comprising of a freestanding bath, double walk-in shower cubicle, wash-hand basin set with vanity unit and WC. Further features include obscured window to the front elevation, partially tiled walls, fully tiled around shower cubicle, tiled flooring, spotlighting, and chrome towel radiator.

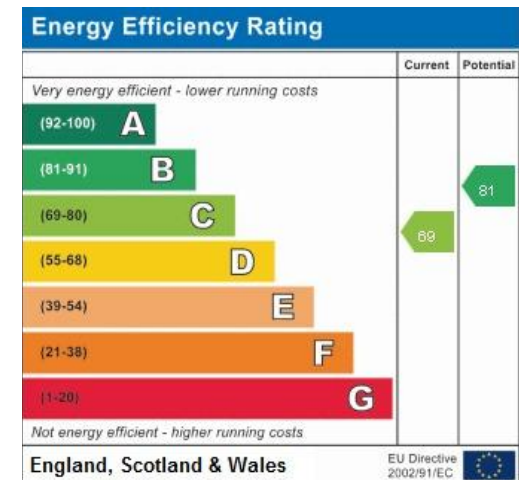
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## GARDENS AND GROUNDS

No.132 is accessed off Merthyr Mawr Road onto a private driveway with space for multiple vehicles leading to a single garage with full power supply and manual door. The garage has been split into two with a partitioned wall to make a separate office. The separate office is accessed via a door off the rear garden. To the front of the property lies a lawned garden providing access to the rear via both sides. To the rear of the property lies a beautifully presented large enclosed lawned garden with raised decked area ideal for outdoor furniture. Also included with the property is the recently purchased hot tub.

## SERVICES AND TENURE

All mains services are connected. Freehold.



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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