



32 Merthyr Mawr Road  
Bridgend, CF31 3NR





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£525,000 Freehold

### 4 Bedrooms : 1 Bathrooms : 3 Reception Rooms

Presenting to the market this beautifully presented throughout 4 bedroom semi-detached property located in a sought after street in Bridgend. Within walking distance of Bridgend Town Centre, Newbridge Fields, close to all local amenities and just a short drive from Junction 36 of the M4. Accommodation briefly comprises; entrance hallway, lounge, sitting room, dining room and kitchen/breakfast room. First floor landing, 4 bedrooms, 3-piece family bathroom and separate WC. Externally enjoying a private driveway, single garage, substantially large rear garden with outdoor WC and store. Being sold with no ongoing chain. EPC Rating; 'D'

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#### Directions

- Bridgend Town Centre 1.1 miles
  - Cardiff City Centre 22.3 miles
  - M4 (J36) 2.3 miles
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Your local office: **Bridgend**

T 01656 644288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)





## Summary of Accommodation

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### GROUND FLOOR

Entered via a solid wood door leading into a spacious entrance hallway with sandstone tiled flooring throughout and a carpeted staircase rising to the first-floor landing. The lounge is a spacious reception room with bay windows to the front with stained glass feature, original restored parquet flooring and a central feature gas fire set on a tiled hearth. The sitting room features continuation of parquet flooring, original stained glass windows to the front and side elevation and a central feature gas fireplace set on a slate hearth. The dining room is a further spacious reception room with continuation of parquet flooring, a central feature wood burner set on a slate hearth, original coving and shelving patio doors lead out onto the rear patio area with bespoke fitted shutters.

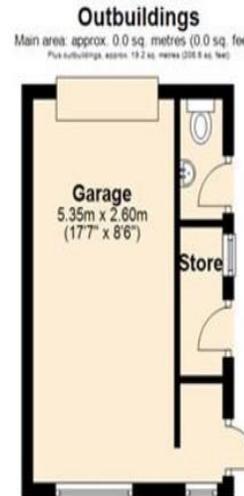
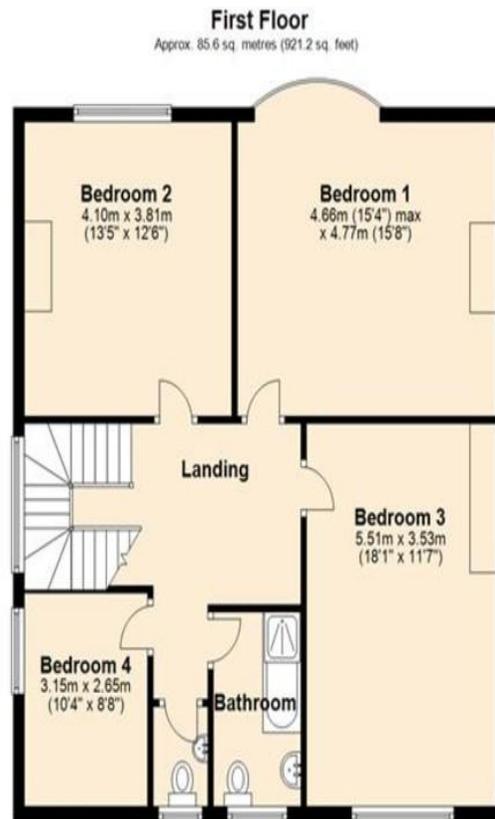
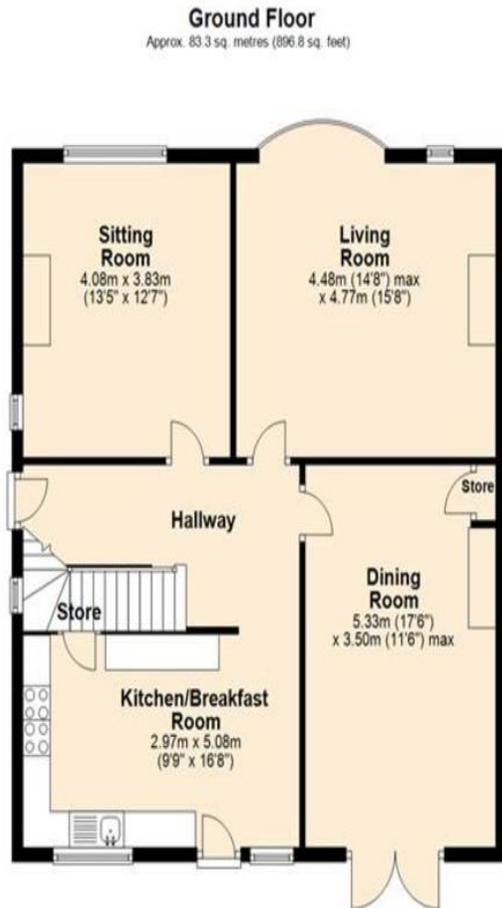
A feature archway leads into the kitchen/breakfast room which has been comprehensively fitted with a range of shaker style two-tone wall and base units with complementary granite work surfaces. Integral appliances to remain; freestanding oven with 6-ring gas hob, washing machine, fridge, freezer and dishwasher. Also features a dual bowl stainless steel sink, recessed spotlighting and a large internal fitted pantry cupboard housing the gas boiler. The kitchen further benefits sandstone tiled flooring, partially tiled walls, newly fitted aluminium radiators, windows looking over the rear and a fully glazed door leading out onto the rear garden. Space is provided for freestanding furniture.

### FIRST FLOOR

The first-floor landing features carpeted flooring and large feature-stained glass windows looking over the side elevation. Also features a large internal storage cupboard housing the hot water tank and provides access to the loft hatch with pull-down ladder.

Bedroom One is a generous sized double bedroom with exposed solid wood flooring, a Juliette balcony and fully glazed windows looking over the rear garden. Bedroom Two is another spacious room with continuation of exposed solid wood flooring and bay fronted stained glass windows looking over the front. Bedroom Three is a further double bedroom with windows to the front elevation, exposed solid wood flooring and original coving. Bedroom Four is a comfortable single room with exposed solid wood flooring and windows to the side elevation. The family bathroom has been fitted with a 3-piece suite comprising, a panelled bath with overhead shower, pedestal sink and WC. Also features partially tiled walls, tiled flooring, and windows to the rear elevation. Further separate WC which has been fitted with a low-level WC, wall-mounted sink, tiled flooring and windows looking over the rear.

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Main area: Approx. 168.9 sq. metres (1818.0 sq. feet)  
Plus outbuildings: approx. 19.2 sq. metres (206.6 sq. feet)

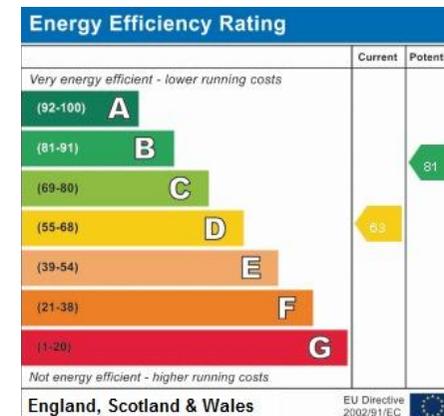
All measurements are approximate and for display purposes only.  
Plan produced using PlanUp.

## GARDENS AND GROUNDS

No. 32 is accessed off Merthyr Mawr Road. To the front of the property is a private driveway with space for multiple vehicles leading to a single garage. To the rear of the property lies a substantially large fully enclosed garden with a recently laid raised patio area with the rest predominantly laid to lawn. Benefiting from a separate outside WC which has been fitted with a WC, wall-mounted sink and tiled flooring and a further outdoor store. A doorway provides access into the single garage with plumbing and full power supply. The garden further benefits from a southerly aspect, an outdoor shed and a bespoke made wood store and courtesy gate leading to the driveway.

## SERVICES AND TENURE

All mains services connected. Free hold.



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.



### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)

### Cowbridge

T 01446 773 500

E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

### Penarth

T 029 2071 2266

E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

### London

T 020 7467 5330

E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)



@WattsandMorgan



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wattsandmorgan.wales

