



58 Gerddi'r Afon
Brynmenyn, Bridgend, CF32 9LN



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£375,000 Freehold

4 Bedrooms : 3 Bathrooms : 2 Reception Rooms

Watts & Morgan are delighted to present to the market this modern 'Cambridge' design Redrow home built in 2014, located in Brynmenyn. Offering four bedrooms, this family home is within easy reach of Junction 36 of the M4 Motorway, McArthur Glen Retail Outlet and Bryngarw Country Park. Accommodation briefly comprises; entrance hallway, lounge, downstairs cloakroom, open kitchen/dining room/family room, utility, first floor landing, master bedroom with en-suite and fitted wardrobes, three further good size bedrooms and a contemporary family bathroom. Externally the property enjoys front and rear landscaped gardens with driveway leading to a single detached garage. EPC: 'B'.

Directions

- Bridgend Town Centre 4.2 miles
- Cardiff City Centre 22.2 miles
- M4 (J36) 2.3 miles

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Summary of Accommodation

GROUND FLOOR

Entrance via a composite door into a welcoming hallway which benefits from bespoke under stairs storage, carpeted staircase to first floor and ceramic floor tiles. A spacious lounge offers luxurious fitted carpet, an electric fire with limestone-effect mantle and hearth and a large uPVC window to the front. The downstairs cloakroom presents a two-piece suite comprising, a wall mounted basin with tiled splash back and WC. Continuation of ceramic floor tiles and an obscured uPVC window to the front elevation. To the rear of the property, is the superb open plan kitchen/dining/family room. The kitchen has been fitted with modern high gloss wall and base units with solid oak work tops. Integral 'AEG' appliances to remain include: five-ring gas hob with extractor hood, double oven, grill, microwave, an 'Electrolux' dishwasher, and 'Zanussi' fridge/freezer. Further benefits include a stainless steel one and a half sink unit, continuation of ceramic floor tiles, recessed spotlights and a large under stairs cupboard. The dining area offers ample space for table & chairs and enjoys views over the rear garden with access via uPVC French doors. A utility offers continuation of wall and base units, a stainless-steel sink unit and an 'Ideal' combi boiler is housed within one of the units. Space and plumbing for white goods is provided and a courtesy door to the side.

FIRST FLOOR

The first-floor landing benefits from carpeted flooring and provides access to the loft hatch. The first-floor landing benefits from luxurious fitted carpet and a loft hatch. A spacious master bedroom enjoys triple sliding door wardrobes, a uPVC window to the front elevation and leads to a good size en-suite which comprises, a double shower cubicle with thermostatic shower, wall mounted basin and WC and fully tiled walls and flooring. Bedroom two is another good size double room offering a uPVC window to the front elevation, ample space for furniture and fitted carpet. Located to the rear of the property is bedroom three which is a generous size double room with neutral décor and fitted carpet. Bedroom four offers a uPVC window overlooking the rear garden. The modern family bathroom has been fitted with a three-piece suite comprising; a panelled bath with thermostatic shower over, wall mounted basin and WC further features include tiled walls and flooring. The airing cupboard houses the hot water tank with shelving.

GARDENS AND GROUNDS

No.58 Gerddi'r Afon is accessed off the quiet cul-de-sac onto a tarmac driveway providing off-road parking for three vehicles and leads to a single detached garage. The garage benefits from an up & over door with power. The front garden has been laid with a range of slate chippings and patio slabs with shrub borders. The rear garden is a good size presenting a large patio area ideal for outdoor dining and an enclosed lawn area with an array of shrubs and trees and slate chippings and a further raised decked area.

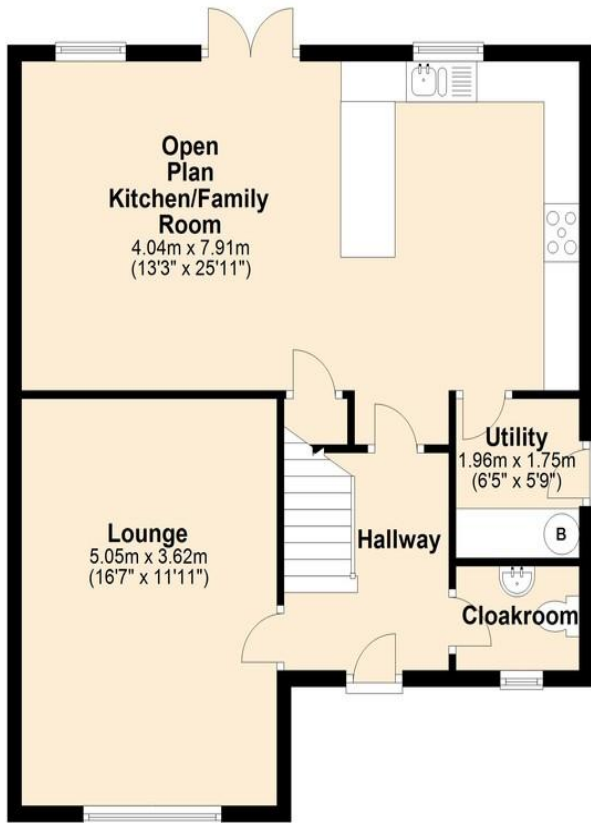
SERVICES AND TENURE

Freehold. All mains connected. The property is subject to a maintenance charge of £55 every 6 months covering any maintenance for the estate.



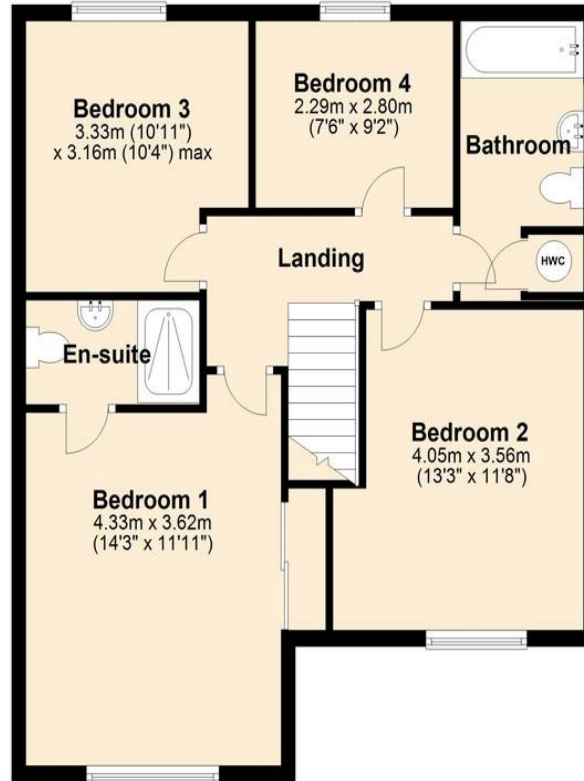
Ground Floor

Approx. 65.4 sq. metres (703.5 sq. feet)



First Floor

Approx. 65.8 sq. metres (708.5 sq. feet)



Total area: approx. 131.2 sq. metres (1412.0 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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