

66 Merthyr Mawr Road  
Bridgend, CF31 3NR

**WATTS & MORGAN** 150 YEARS



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£499,950 Freehold

**5 Bedrooms : 2 Bathrooms : 2 Reception Rooms**

Watts & Morgan are proud to present to the market this substantial five bedroom property located on a sought after residential street in Bridgend. Beautifully extended offering contemporary open plan living. Within walking distance to reputable schools, Newbridge Fields and Bridgend Town Centre. Accommodation comprises; porch, entrance hallway, downstairs doakroom, bay-fronted sitting room, utility, open plan kitchen/dining/lounge with appliances, wood burner and bi-fold doors. First floor landing, master bedroom with Juliet-balcony, dressing room and en-suite, three further double bedrooms plus single bedroom/study, and a contemporary 4-piece bathroom. Externally enjoying off-road parking for 3/4 vehicles and a landscaped south-westerly facing garden with bar backing onto Bridgend Lawn Tennis Club. Viewing highly recommended to appreciate this modern spacious family home. EPC Rating; C.

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- Bridgend Town Centre 1.3 miles
  - Cardiff City Centre 21.2 miles
  - M4 (J36) 3.2 miles

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## Summary of Accommodation

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### GROUND FLOOR

The entrance Hallway offers an original door with stained glass window, an original staircase with carpet runner to the first floor and Victorian-style floor tiles. Leading into a contemporary 2-piece WC with freestanding basin, WC and understairs storage cupboard.

The Sitting Room is located to the front of the property and enjoys a bay window with fitted shutters. This room offers a contemporary feel with wood panelling to all walls and a central feature to the room is the slate open fire. Further benefiting from; carpeted flooring, original coving with ceiling rose and two graphite Victorian-style panelled radiator.

The Utility Room houses the 'Worcester' gas boiler and offers integral appliances to include; tumble dryer, washing machine and tall freezer with work surface area. Benefiting from; a traditional open fire (capped off) with original terracotta tiles and a uPVC door provides access to the side.

The superb open plan Kitchen/Dining/Lounge form part of the extension and is a fantastic addition to this property. The Kitchen has been fitted with 'Schuller' high gloss base units with 'Corian' work surfaces incorporating a breakfast bar area, featuring pull-out worktop power socket and pull-out recycling cupboard. A range of integral appliances to remain include; 'Miele' dual oven with grill, steam oven, plate warmer, 'De Dietrice' 6-ring touch screen induction hob with electric downdraft extractor fan, 'Bosch' dishwasher, larder fridge and wine cooler. Further benefits to this modern kitchen include; a sunken sink unit and drainer with pull-out spout mixer tap, ceiling spotlights, plinth lighting and down lights over hob. To the Dining Area ample space is provided for dining furniture and a built-in bespoke wine rack with mirror will remain. The Lounge is flooded with natural light benefiting from rear facing double glazed windows and co-ordinating bi-folding doors. The central feature to the room is the contemporary wood burning 'Contura' stove set on a slate hearth and further enjoys large high gloss ceramic floor tiles with under-floor heating throughout this fantastic room.

### FIRST FLOOR

A split-level Landing provides two loft hatches (one with pull-down ladder), ceiling spotlights, two traditional panelled radiators and all oak doors lead off.

The Master Bedroom is a fantastic size located to the rear of the property offering patio doors with Juliet-balcony overlooking the garden and Bridgend Lawn tennis courts. Further benefiting from; carpeted flooring, a vertical panelled radiator; and leads into a walk-in dressing room with hanging rails. The fully marble tiled 3-piece En-suite shower room enjoys a walk-in shower with rainfall shower over and plinth lighting, sunken sink inset within marble plinth and WC.

Bedroom Two is a generous size double room enjoying a double glazed sash window with fitted shutters to the front elevation. Benefiting from; a fitted storage cupboard and walk-in wardrobe (with plumbing facilities).

Bedroom Three is a neutrally decorated double room benefiting from a uPVC window to the side elevation and carpeted flooring.

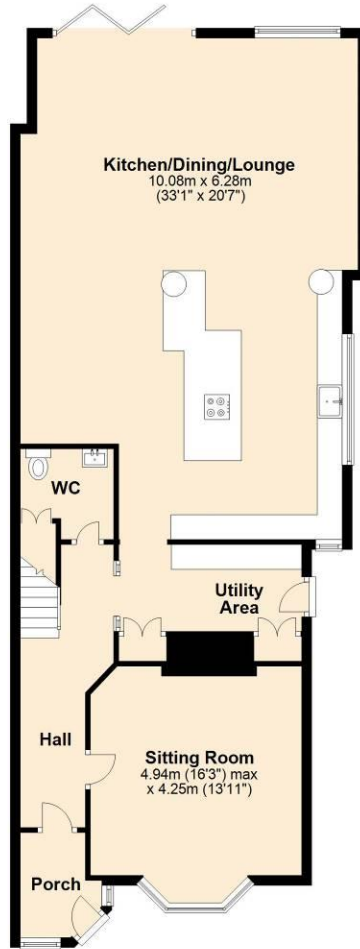
Bedroom Four is a further double room with one feature wood panelled wall, carpeted flooring and an airing cupboard houses the hot water tank with shelving.

Bedroom Five - currently utilised as a home office - a neutrally decorated single bedroom offering a double glazed sash window to the front and carpeted flooring



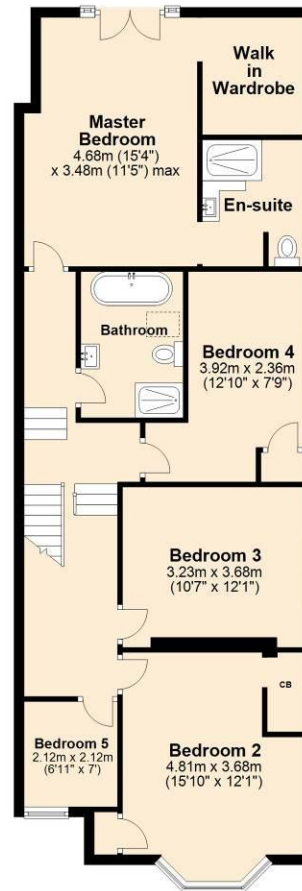
### Ground Floor

Approx. 105.3 sq. metres (1133.9 sq. feet)

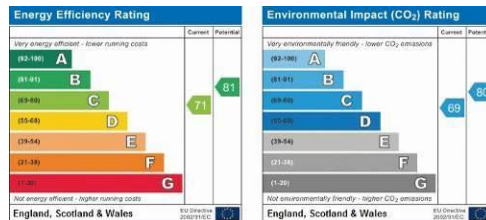


### First Floor

Approx. 93.1 sq. metres (1001.9 sq. feet)



Total area: approx. 198.4 sq. metres (2135.9 sq. feet)



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.

The fully marble tiled Family Bathroom offers an impressive suite to include; walk-in shower with glass screen and waterfall effect shower over, dual-ended egg bath with freestanding mixer tap /hand-held shower, basin set within vanity unit and WC. Further benefiting from; a vaulted ceiling with rain sensor Velux window, LED lighting and a vertical panelled radiator.

### GARDENS AND GROUNDS

No.66 is approached off Merthyr Mawr Road onto a block paved driveway providing off-road parking for 3/4 vehicles. The front garden is partly enclosed via wrought iron fencing and provides a raised bed area. To the rear of the property lies a landscaped garden with decking area - ideal to enjoy the south westerly facing aspect; backing onto several trees and Newbridge Fields/Tennis Lawn. A lawned area is bordered by an array of mature shrubs and a wooden shed will remain. Also on offer is a timber pergola opening into a brick built bar with canopy, work surface and full power/lighting.

### SERVICES, TENURE & NOTE

All mains services connected. Freehold. Double glazed windows throughout with single glazed porch entrance





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