

77 Merthyr Mawr Road
Bridgend
Bridgend County
CF31 3NS

£475,000



- Impressive Four Bedroom Semi Detached
- Three Separate Reception Rooms
- Kitchen / Breakfast Room
- Grand Entrance Hallway
- Exceptional Grounds with Gated Driveway
- Double Garage, Possible Opportunity To Develop
- Original Features But Would Benefit From Upgrading
- Sought After Location
- Walking Distance To Town Centre
- OFFERED WITH NO ONGOING CHAIN

Ref: PRA10909

Viewing Instructions: Strictly By Appointment Only



General Description

*****IMPRESSIVE FOUR BEDROOM SEMI DETACHED PROPERTY OFFERED WITH NO ONGOING CHAIN***** We are pleased to offer for sale this property positioned on substantial plot. Situated on the highly sought-after Merthyr Mawr Road on the Southside of Bridgend which offers easy access to Brynteg Comprehensive school and walking distance to both Bridgend Town Centre and Newbridge playing fields. This charming property offers original features and has a grand hallway with three separate reception rooms. It would benefit from upgrading throughout. The accommodation comprises; entrance hall, lounge, sitting room, dining room, kitchen/breakfast room. First floor: Master bedroom, three further good sized bedrooms and a family bathroom plus shower room. Externally the property offers a gated private driveway, generous front and a large rear garden beautifully presented. Detached double garage to the rear has additional parking and accessed from Heol Gam.

Accommodation



Entrance Porch

Enter via front door into porch way. Further door into hallway. This has some lovely original features.



Entrance Hallway (10' 7" x 6' 11") or (3.23m x 2.12m)

The hallway is spacious with high ceilings and a beautiful original staircase off to first floor. Under stairs storage cupboard. Radiator. Doors off to ground floor rooms.



Front Reception Room (13' 10" x 13' 5") or (4.21m x 4.10m)

Situated to the front of the property this spacious light and airy room benefits from a walk in large bay window with georgian style leading. Papered ceiling with moulded coving and feature picture rail. Marble fire place with inset fire. Wood block flooring. Radiator.



Lounge (16' 9" x 11' 7") or (5.11m x 3.54m)

Situated in the centre of the property with UPVC double glazed window over looking the side of the property. Papered ceiling with moulded coving. Feature wood mantle piece with inset fire. Radiator. Fitted carpets. Door leading to dining room and door leading to kitchen.



Dining Room (14' 10" x 11' 1") or (4.52m x 3.39m)

This lovely size dining room is an excellent space to entertain and is accessed from the hall and the lounge. UPVC double glazed windows and door leading to the rear garden. Skimmed ceiling with moulded coving. Radiator. Fitted carpets.



Kitchen/ Breakfast Room (13' 7" x 10' 6") or (4.13m x 3.19m)

A fully fitted kitchen in high gloss white which includes a range of wall and base units with inset draws, coordinating work surface and breakfast bar, tiling to splash back areas, stainless steel one and a half bowl sink with mixer tap and integrated electric oven and gas hob. Some of the free standing appliances can remain in the property if required. Textured ceiling with strip lighting and carpet floor tiles. Radiator. Cupboard housing the central heating boiler. UPVC double glazed window over looking the rear garden and UPVC door leading out to the garden.



Landing

The landing area has several UPVC double glazed windows to side elevation. Access to loft with a pull down ladder. Fitted carpets. Radiator. Doors leading to all rooms.



Master Bedroom (19' 8" x 11' 7") or (5.99m x 3.54m)

This spacious double bedroom over looks the front of the property and has two UPVC double glazed windows. Fitted wardrobes. Feature picture rail. Radiator. Fitted carpets. Door to a storage room which has a UPVC double glazed window to side elevation.



Bedroom Two (14' 10" x 11' 3") or (4.53m x 3.42m)

This double bedroom over looks the rear of the property via a UPVC double glazed window. Fitted wardrobes. Feature picture rail. Radiator. Fitted carpets.



Bedroom Three (14' 1" x 11' 8") or (4.30m x 3.56m)

This double bedroom has a UPVC double glazed bay window to the side elevation. Fitted wardrobes. Feature picture rail. Radiator. Fitted carpets.



Bedroom Four (10' 4" x 6' 8") or (3.15m x 2.03m)

This single room has a UPVC double glazed window over looking the beautiful garden with radiator under. Fitted carpets.



Bathroom (9' 5" x 7' 4") or (2.87m x 2.23m)

A three piece bathroom in white which also includes a vanity unit. UPVC obscure double glazed window. Tiled walls and fitted carpets.

Shower Room (4' 0" x 2' 8") or (1.21m x 0.81m)

Door from the landing giving access to a small shower area



Garden

This delightful rear garden is truly a highlight of this property, it has been landscaped to include a spacious patio area, the majority of the garden is laid to lawn with an abundance of flowers and shrubs. The pathway leads to the greenhouse and the detached double garage at the rear of the garden. There is a garden shed and access via the side to the front of the property. A door into a WC. The front on the property is set back from the road and is gated. The garden is laid to lawn and a spacious driveway for several cars.



Garage

This double garage is accessed off Heol Gam and also has additional off road parking to the rear. Other properties in the area have had planning to develop, so this could be an option or opportunity for this property.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D58

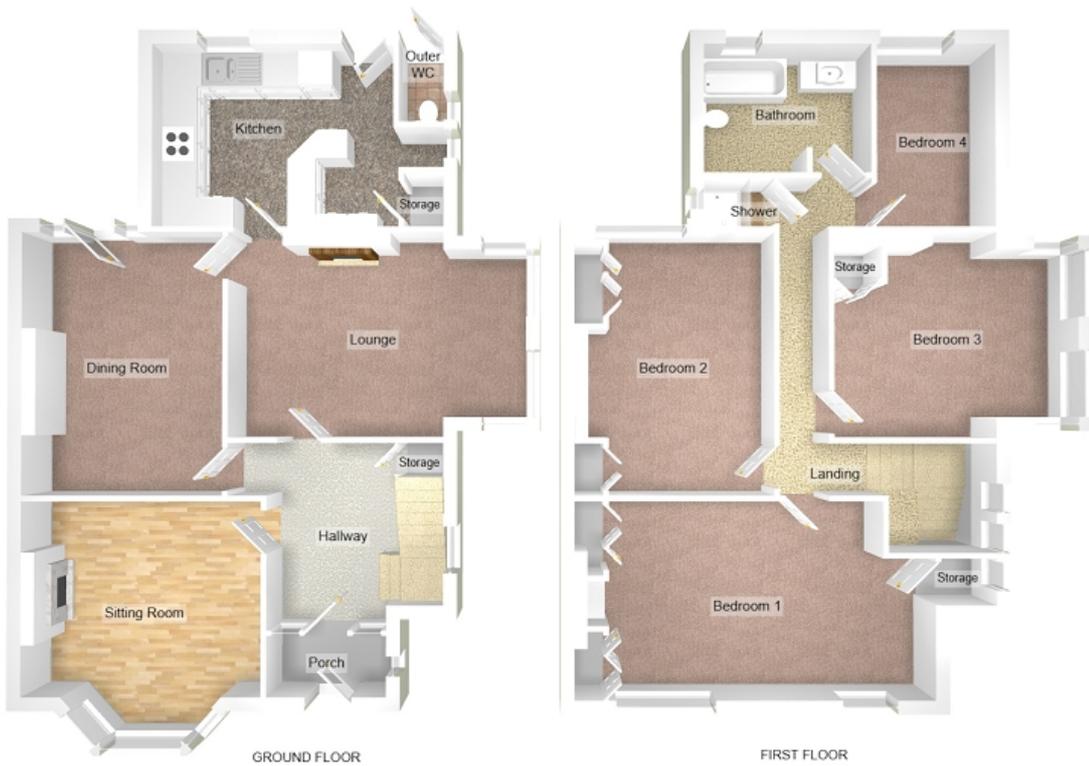
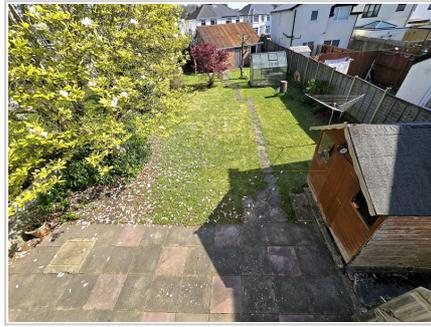
Tenure

We are informed that the tenure is Freehold

Council Tax

Band F





Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.