



Preswylfa Court, Merthyr Mawr Road,
Bridgend. CF31 3NX

£399,999

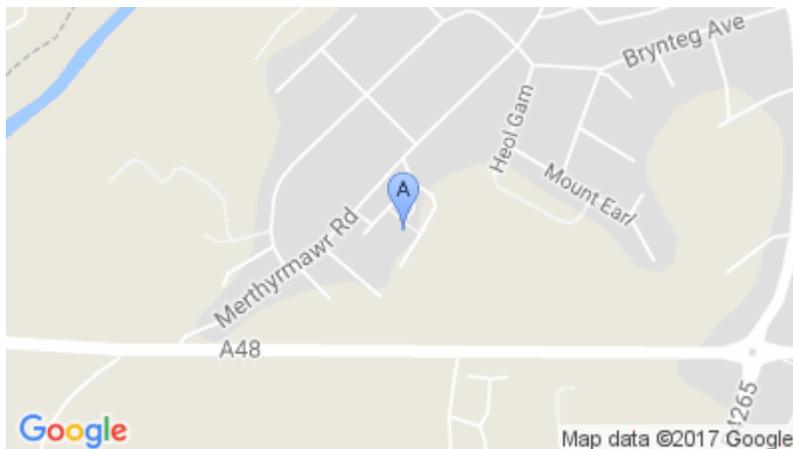


Preswylfa Court, Merthyr Mawr Road, Bridgend. CF31 3NX

PART EXCHANGE CONSIDERED Executive three storey self build house situated in a highly regarded residential area. Offering delightful conservatory, double garage, master bedroom to top floor with en suite and dressing room. A tastefully decorated modern family home **VIEWING HIGHLY RECOMMENDED.**

£399,999 - Freehold

- Five bedroom self build detached
- Master bedroom/Attic conversion
- Large open plan lounge with wood
- Two en-suites, EPC - D
- Double garage and ample parking
- Part exchange considered



ENTRANCE HALL

A large welcoming entrance hall with skimmed and coved ceiling. Emulsioned walls. Radiator. Cream tiled flooring throughout ground floor. Under stairs storage.

CLOAKROOM

Skimmed and coved ceiling. Emulsioned walls. Tiled splash back areas. Two piece suite in white comprising low level wc and wall mounted hand basin. Radiator. PVCu frosted double glazed window to side.

LOUNGE (13' 1" x 16' 1") or (4.0m x 4.90m)

Decorative coved ceiling. Wall light facilities. Emulsioned walls. The focal point of the room is the stone angle nook style fire surround with fitted log burner. Radiator. PVCu double glazed window to rear and French doors.

KITCHEN (19' 9" x 12' 4") or (6.03m x 3.77m)

Skimmed and coved ceiling. Emulsioned walls. A range of wall base units with wood work surfaces. Range cooker to remain. Integrated appliances to include fridge. White porcelain sink unit with mixer tap. Canopy over sink area with down lights. PVCu double glazed window to side.

UTILITY (5' 8" x 7' 7") or (1.72m x 2.30m)

Skimmed and coved ceiling. Emulsioned walls. Dishwasher to remain. White porcelain sink unit with mixer tap. PVCu double glazed window and door to side.

SNUG

Skimmed and coved ceiling. Emulsioned walls and feature papered wall. Bi-folding wooden doors into:-

CONSERVATORY (14' 10" x 10' 0") or (4.53m x 3.06m)

Conservatory/dining room. Self clean glass roof. All window units with top opening panels set onto dwarf wall. Cream tiled flooring. French doors opening into rear garden.

FIRST FLOOR LANDING

Skimmed and coved ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to side. Second staircase to the upper floor.

BATHROOM

Skimmed and coved ceiling. Part tiled and part emulsioned walls. Tiled flooring. Four piece suite comprising roll-top four leg bath with centre chrome mixer shower tap, hand basin set within vanity unit and granite surrounds, low level wc, fully tiled shower cubicle with mains fed shower. Chrome towel rail heater. Two PVCu frosted double glazed windows to rear.

BEDROOM 2 (12' 7" x 16' 5") or (3.84m x 5.0m)

Skimmed and coved ceiling. Emulsioned walls with dado rail. Laminate flooring. Radiator. Three PVCu double glazed windows to front. Walk-in wardrobe. Door into:-



EN-SUITE (12' 7" x 10' 7") or (3.83m x 3.22m)

Inset ceiling lights. Built-in television. "His and Hers" floating hand basins with attractive floating mirror with lights. Tiled flooring. Sunken bath with centre tap and mixer hand held shower, low level wc, wet area with mains fed shower and hand held showers. Chrome towel rail heater. Attractive PVCu frosted double glazed window.

BEDROOM 3 (11' 9" x 11' 9") or (3.59m x 3.59m)

Skimmed and coved ceiling. Papered walls with dado rail. Fitted carpet. Radiator. PVCu double glazed window to rear.

BEDROOM 4 (14' 0" x 8' 8") or (4.26m x 2.63m)

Skimmed and coved ceiling. Half emulsioned half tongue and groove walls. Solid wood flooring. Radiator. Two PVCu double glazed windows to rear. Double doors to walk-in wardrobe.

BEDROOM 5 (12' 7" x 8' 4") or (3.83m x 2.53m)

Skimmed and coved ceiling. Papered walls with dado rail. Fitted carpet. Radiator. Built-in storage cupboard. Two PVCu double glazed windows to front.

UPPER FLOOR LANDING

Velux window. Decorative glass panel to Oak staircase. Storage cupboard with shelving. Radiator.

MASTER BEDROOM (19' 2" x 15' 6") or (5.84m x 4.72m)

Open plan room with tiled flooring. Volted ceiling to one side of the room. Inset ceiling lights. Built-in wardrobe with large mirror sliding doors. Two radiators. The main focal point of the room is the Juliet balcony with a feature glass window. Air conditioning. Access into attic. Walk-in wardrobe with Bespoke hanging. Door into:-

EN SUITE (7' 4" x 6' 2") or (2.23m x 1.88m)

Skimmed and coved ceiling. Half emulsioned and half tiled walls with decorative border tile. Ceramic tiled flooring. Hand basin set within vanity unit, cubicle shower with mains fed shower and fully tiled walls, low level wc. White towel rail heater. PVCu frosted double glazed window to side.

OUTSIDE ENTERTAINMENT AREA

The rear garden is enclosed and bounded by wood panel fencing. Storage shed to remain. Paved patio and stone gravel for low maintenance. Ideal areas for garden furniture. Brick built barbeque area, raised flower beds. Double integral garage accessed via up and over doors with plumbing for washing machine, ample space for other appliances, wall mounted boiler and cylinder.

The frontage is open plan, block paver driveway, providing ample off road parking for several vehicles. Stone gravel for low maintenance. Canopy over front door.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	58	65
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

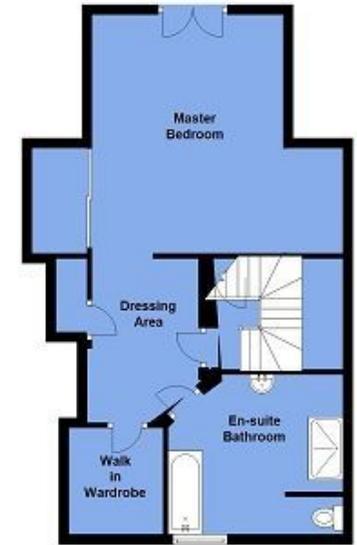
Ground Floor



First Floor



Second Floor



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk