



Merthyr Mawr Road, Bridgend, Bridgend
County. CF31 3NR

£550,000



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A BEAUTIFULLY PRESENTED EXTENDED five bedroom semi detached property situated on the highly regarded location of Merthyr Mawr Road, within walking distance of Brynteg Comprehensive School, Newbridge Fields, Bridgend town centre, Bridgend tennis club as well as quick links to the A48 and M4 corridor. This property must be viewed to appreciate all that it has to offer. NO ONWARD CHAIN!

£550,000 - Freehold

- Five bedroom semi detached Victorian style house
- Large open plan kitchen/diner/family room
- Juliette balcony to the master bedroom
- Impressive four piece bathroom suite, Council tax -F
- Many original features and bespoke finishes, EPC-C
- Driveway parking for 4 vehicles



DESCRIPTION

We are pleased to offer for sale this beautifully presented five bedroom Victorian style semi detached property situated in the sought after location of Merthyr Mawr Road, Bridgend. The property has been tastefully modernised throughout whilst retaining many of its original features and benefits from quality bespoke pieces. The property briefly comprises to the ground floor, entrance porch, hallway, lounge, downstairs w.c. and open plan kitchen/diner/family room. To the first floor are five bedrooms with the master benefiting from a dressing area and en suite. A recently landscaped low maintenance garden to the rear of the property as well as driveway parking for up to four vehicles to the front. Internal viewing is highly recommended to fully appreciate all this large family home has to offer. NO ONGOING CHAIN.

ENTRANCE

Via timber door through to the entrance porch with a newly installed roof, skimmed ceiling, ceiling light, part emulsioned/part tongue and groove panelled walls and timber frame glazed window overlooking the front. Original timber door with stained glass panelling leads through to the entrance hall.

ENTRANCE HALL

Skimmed ceiling, two feature pendants, smoke detector, emulsioned walls, black and white Victorian tiled flooring. Staircase leading to first floor landing. Doorway to downstairs WC.

DOWNSTAIRS W.C. (6' 0" x 4' 7") or (1.83m x 1.39m)

Skimmed ceiling, ceiling light, extractor fan, emulsioned walls, wall mounted heated towel rail, built in under stair storage and tiled flooring. Two piece suite in white comprising comprising WC and Heritage wash hand basin with chrome mixer tap.

LOUNGE (13' 10" x 13' 5") or (4.21m x 4.10m)

Papered ceiling with original feature moulded coving and feature ceiling rose with pendant light, PVCu double glazed sash windows overlooking the front of the property with French shutters to remain, two radiators, high skirtings and fitted carpet. The focal point to the room is a chimney breast housing a feature open fireplace with wooden mantel, hearth and surround.

UTILITY (11' 10" x 6' 4") or (3.61m x 1.92m)

Skimmed ceiling, ceiling light, emulsioned walls, PVCu door with frosted glass panel leads out to the side of the property, built in storage to each of the alcoves of the chimney breast with one housing a gas fired Worcester boiler and high gloss tiled flooring with under floor heating. Original feature fireplace with terra cotta tiled hearth which has been capped off at the top. Base units in a midnight navy blue with co-ordinating marble work surfaces. Integrated freezer. Opening leads through to the extended part of the property which has an open plan kitchen /diner / living room.



OPEN PLAN KITCHEN/DINER/LIVING (33' 0" max x 21' 10" max) or (10.06m max x 6.66m max)

Skimmed ceiling with inset spot lights to the kitchen area with feature pendants over the island, PVCu double glazed anthracite windows overlooking the side of the property as well as PVCu anthracite bi-fold doors leading on to a newly laid decked area. Tiling to splash back areas and a continuation of the large high gloss tiles with under floor heating and built in floor sockets. The kitchen comprises a range of Schuller high gloss base units with co-ordinating Corian work surfaces with built in sockets into the work surface. A range of integrated appliances to include dishwasher, De Dietrice 6 ring touch screen induction hob with electric downdraft extractor fan, larder fridge, Miele oven and Miele dual oven with built in steamer with pull out warmer drawer to the base and a wine cooler. Inset sink with drainer and chrome mixer shower tap with spot lights fitted to the plinth boards. Ample space for dining room furniture.

To the living area:

The lounge is flooded with natural light and benefits from rear facing double glazed windows and co-ordinating bi-folding doors. The focal point of the room is the contemporary wood burning Contura stove set on a slate hearth. High gloss ceramic floor tiles and built in shelving.

FIRST FLOOR LANDING

Via stairs with runner carpet. Split level landing with two accesses to a loft space, smoke detector, inset spot lights as well as pendant light, radiator and fitted carpet. Doorways leading off.

BEDROOM 1 (15' 4" x 11' 5") or (4.68m x 3.48m)

Skimmed ceiling with feature pendant light, emulsioned walls, two sets of wall lights, modern vertical radiator, PVCu double glazed anthracite French doors lead to a Juliette balcony with co-ordinating side panels and fitted carpet. Opening through to the dressing room and the ensuite.

DRESSING ROOM (6' 9" x 6' 4") or (2.06m x 1.94m)

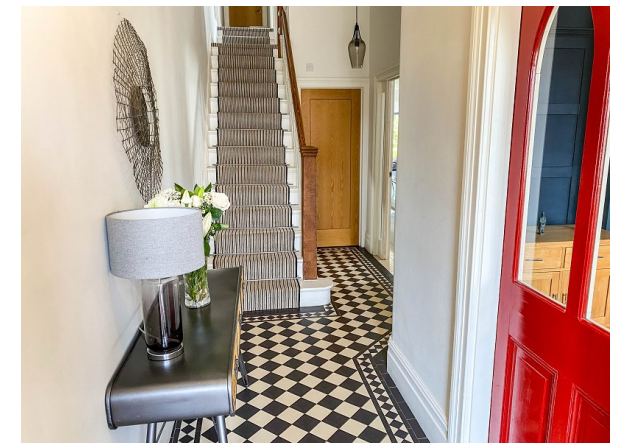
Skimmed ceiling with inset spot lights, built in shelving and oak wood effect laminate flooring.

EN SUITE (8' 6" x 6' 7") or (2.58m x 2.0m)

Skimmed ceiling with inset spot lights, extractor fan, natural light tunnels, floor to ceiling porcelain tiled walls in a marble effect, modern vertical radiator, PVCu double glazed anthracite window overlooking the side of the property and Porcelain tiled flooring. Three piece suite in white comprising low level WC, ceramic inset sink with chrome mixer taps set within vanity unit and walk in shower with overhead chrome rainfall shower with chrome mixer fixture and spot lights to the base of the shower.

BEDROOM 2 (13' 5" x 12' 0") or (4.08m x 3.66m)

Skimmed ceiling with ceiling light, emulsioned walls, two sets of radiators, PVCu double glazed box bay sash windows overlooking the front aspect with fitted French shutters to remain and fitted carpet. Arch way leads through to a storage area.



STORAGE AREA

Skimmed ceiling with inset spot lights, timber framed single glazed frosted window overlooking the side of the property, part emulsioned/part tiled walls, plumbing in place to potentially develop into an ensuite shower room. Built in cupboards.

BEDROOM 3 (12' 0" x 10' 0") or (3.65m x 3.06m)

Skimmed ceiling with ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the side of the property and fitted carpet.

BEDROOM 4 (12' 10" max x 7' 9") or (3.92m max x 2.36m)

Skimmed ceiling with ceiling light, emulsioned walls with one feature wall, vertical radiator, PVCu double glazed window overlooking the side of the property, built in storage cupboard housing the hot water cylinder and fitted carpet.

BEDROOM 5 (6' 11" x 6' 4") or (2.11m x 1.92m)

Skimmed ceiling with ceiling light, emulsioned walls, radiator, PVCu double glazed sash window overlooks the front of the property and fitted carpet.

FAMILY BATHROOM (9' 8" x 6' 9") or (2.94m x 2.06m)

Bright and airy space with skimmed vaulted ceilings with inset spot lights, Velux window, extractor fan, spot lights to the plinth, floor to ceiling tiled walls and flooring. Four piece suite in white comprising low level WC, walk in shower cubicle with overhead chrome rainfall shower, freestanding double ended bath with freestanding chrome mixer tap, wash hand basin with chrome mixer tap and vanity beneath.

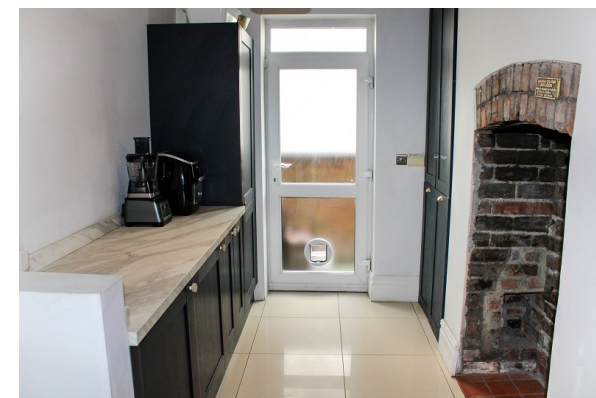
OUTSIDE

The rear garden has been recently landscaped with an area laid to decking ideal for garden furniture and entertaining. Areas newly laid to artificial turf with borders for planting and paved area to the rear of the property ideal for garden furniture with storage shed.

To the front the property is accessed via a block paviour driveway providing off road parking for up to four vehicles and has a raised bed for planting.


NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.



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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	71	
(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	

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.



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. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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