



118 MERTHYR MAWR ROAD
BRIDGEND
CF31 3NY

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£369,995 - FREEHOLD

- Cardiff City Centre 21.5 miles
- Bridgend 0.8 miles
- M4 (J36) 3.1 miles

A Substantial Semi-Detached Edwardian Property Retaining Many Original Features Throughout.

Located On The Highly Desirable Merthyr Mawr Road In The Sought After South Side Of Bridgend.

Being Sold With No Onward Chain.

**The Property Briefly Comprises;
Entrance Hall, Lounge, Sitting Room, Dining Room,
Kitchen, Cloakroom, First Floor Landing, Four
Double Bedrooms, Bathroom & Separate WC.**

**Externally The Property Enjoys Large Front & Rear
Gardens, Utility, Workshop, Garage, And Off-Road
Parking.**

EPC Rating: 'C'.



Chartered Surveyors, Auctioneers and Estate Agents

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Established 150 Years

1857 - 2007



DESCRIPTION OF PROPERTY

One enters the property through a stained glass double glazed uPVC door into the Entrance Hall. The Entrance Hall is a spacious room with an obscured stained glass double glazed uPVC window to the side elevation, carpeted flooring with original parquet flooring underneath, and the original plate rails have been retained. Located to the rear of the property is the Sitting Room which benefits from a central feature gas fireplace, carpeted flooring with parquet flooring underneath, picture rails, and a double glazed uPVC box bay window with window seat looking out over the rear enclosed garden. A further reception room located to the rear of the property is the Lounge which enjoys Herringbone parquet flooring, wood panelled walls, a central feature gas fireplace, and a large double glazed uPVC window which looks out over the rear enclosed garden. The Kitchen has been fitted with a range of base and wall units with roll top laminate work surface and an inset bowl and a half single drainer sink. Integrated appliances to remain include 'Hotpoint' oven, microwave and a four ring gas hob with extractor over. Space and plumbing has been provided for freestanding washing machine and under-counter fridge and freezer. An archway leads to the Dining Room which benefits from carpeted flooring with parquet flooring underneath, a central feature gas fireplace, and a large double glazed uPVC window to the side elevation. Serving the ground floor accommodation is the Cloakroom which has been fitted with a two piece white suite comprising; corner wall mounted wash basin and WC.

The First Floor Landing is accessed via a carpeted staircase from the Entrance Hall and benefits from built-in storage cupboards and an Airing Cupboard which benefits from a wall mounted 'Worcester' gas central heating boiler. Bedroom One is an incredibly spacious double bedroom benefiting from built-in wardrobes and a large double glazed uPVC box bay window looking out over the rear enclosed garden. Bedroom Two is a further spacious double bedroom located to the rear of the property benefiting from a built-in wardrobe and a large double glazed uPVC window to the rear elevation. Bedroom Three was previously two bedrooms which have been knocked together to create one large bedroom and benefits from a wall mounted wash basin, carpeted flooring, and double glazed uPVC windows to the side and front elevations. Bedroom Four is a further double bedroom which benefits from a corner wall mounted wash basin, carpeted flooring, and a double glazed uPVC window to the front elevation. The Bathroom has been fitted with a three piece suite comprising; vanity unit mounted wash basin and a panelled bath with 'Triton' electric shower over. The first floor accommodation further benefits from a separate WC which has been fitted with a low level WC.

GARDENS & GROUNDS

The front of the property is bordered by an attractive stone built wall with wrought iron pedestrian and vehicular access gates, off road parking has been provided by the driveway which leads to the Single Garage. The front garden has been predominantly laid to lawn and borders have been planted with a variety of mature trees and shrubbery with pathways leading to the Entrance Door.

The pathway leads down to the side of the property which gains access through to the rear enclosed garden. This spacious rear garden has been predominantly laid to lawn with borders planted with a variety of mature trees and shrubbery and benefits from an elevated paved patio area providing ample space for outdoor entertaining and dining.

To the front of the property are a number of outbuildings which comprise; a Utility, and Outside WC, Workshop, and a Garage.

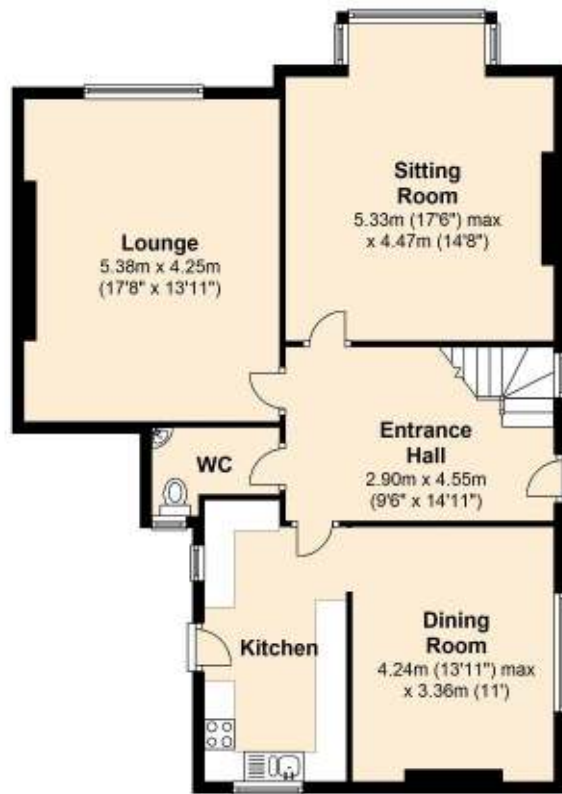
SERVICES & TENURE

All mains services are connected. We have been informed that the property is Freehold.



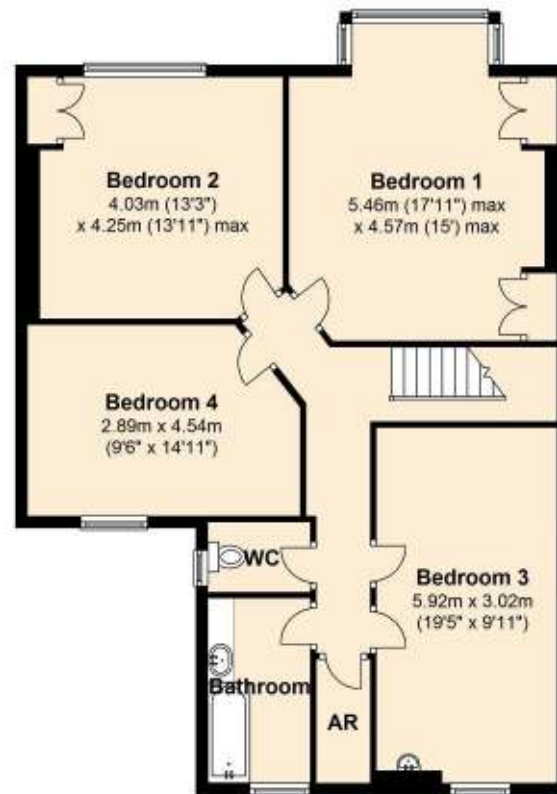
Ground Floor

Approx. 87.4 sq. metres (940.5 sq. feet)



First Floor

Approx. 92.5 sq. metres (995.4 sq. feet)



Any 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. The plans do not form part of any contract.

