



25 Merthyr Mawr Road
Bridgend, CF31 3NN





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£425,000 Freehold

5 Bedrooms : 2 Bathrooms : 3 Reception Rooms

Watts & Morgan are proud to present to the market this substantial five-bedroom semi-detached property located on a sought after residential street in Bridgend. Beautifully extended by the present owners offering open plan modern living. Within walking distance to reputable schools, Newbridge Fields and Bridgend Town Centre. Accommodation comprises; entrance Porch, Hallway, bay-fronted Lounge, Sitting room, Kitchen/Dining room/Living room. First floor Landing, three double bedrooms, a comfortable single bedroom & family bathroom. Second floor Landing & master bedroom with En-suite shower room. Externally enjoying a private driveway with an astro-turfed rear garden and patio area with storeroom. EPC Rating 'D.'

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

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Summary of Accommodation

GROUND FLOOR

Entrance via a timber door with stained glass window above into the entrance porch with space for cloaks. An original door with stained glass window provides access into the welcoming entrance Hallway with a carpeted staircase to the first floor Landing. Further enjoying wood effect tiled flooring and an under-stairs storage cupboard.

The Lounge is located to the front of the property and enjoys carpeted flooring, uPVC bay fronted windows and a log burner set on a slate hearth and wood surround.

The Sitting room is a light and airy reception room offering carpeted flooring, a log burner set on a slate hearth and uPVC French doors provide access out onto the rear garden.

The superb open plan Kitchen/Dining/Living space form part of the extension and is a fantastic addition to this property. The Kitchen has been fitted with a range of 'Shaker-Style' wall and base units with Quartz work surfaces and a co-ordinating Island/Breakfast bar. Appliances to remain include; free standing dual fuel 'Range Master' with integral grill and a 5-ring gas hob with co-ordinating extractor fan over. Integral appliances to remain include; dishwasher and washing machine. Space has been provided for a free standing American style fridge freezer. Further benefits include a one and a half stainless steel sink unit, a uPVC window to the rear elevation, wood effect tiled flooring and ample space for free standing dining room furniture. A cupboard houses the combi boiler.

The living area is flooded with natural light benefiting from Velux windows, bi-folding doors opening on the patio and continuation of wood effect tiled flooring.

FIRST FLOOR

A split-level Landing offers carpeted flooring and all oak doors lead off.

Bedroom One is a good sized double bedroom offering a uPVC bay fronted window and ample space for free standing furniture.

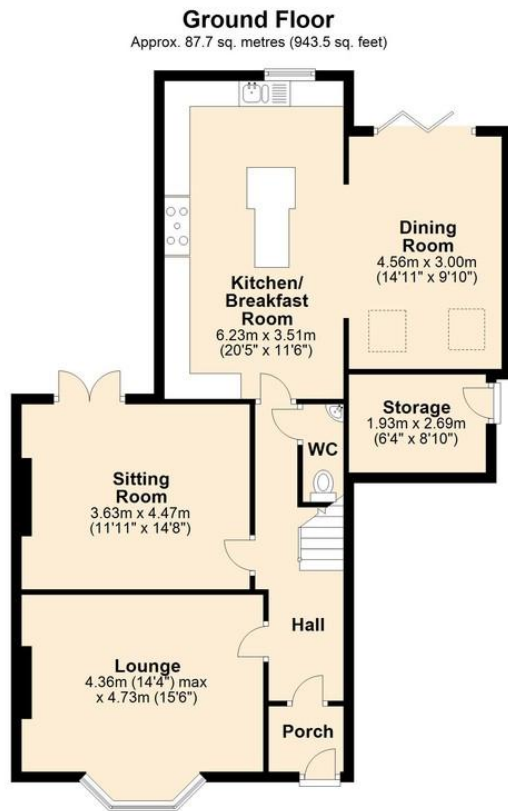
Bedroom Two is a further double bedroom offering carpeted flooring, a uPVC window to the side elevation and ample space for free standing furniture.

Bedroom Three is a good sized double bedroom offering carpeted flooring and a uPVC window to the side elevation.

Bedroom Four is currently utilised as a home study and offers carpeted flooring and a uPVC window to the front elevation.

The family Bathroom has been fitted with a 4-piece suite comprising corner shower cubicle; free standing roll top bath with telephone mixer tap over, wash hand basin and WC. Further benefitting from tiled flooring, a uPVC window to the rear elevation, recessed spotlights and a loft hatch giving access to the loft space.





Total area: approx. 200.9 sq. metres (2162.7 sq. feet)

SECOND FLOOR

A carpeted staircase leads to the second floor Landing offering a uPVC window to the rear elevation.

The Master bedroom is a sizeable double bedroom offering carpeted flooring, Velux windows, recessed spotlights, a uPVC window to the front elevation and ample space for free standing furniture. A 3-piece En-suite comprising; corner shower cubide and a wash hand basin set within a vanity unit. Further benefits include tiled flooring, tiled splashback and Velux window.

GARDENS & GROUNDS

No.25 is approached off Merthyr Mawr Road onto a block paviour driveway providing ample off-road parking.

The front garden is predominately laid to lawn and is enclosed by a hedgerow.

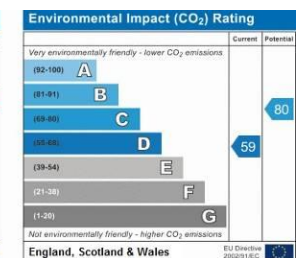
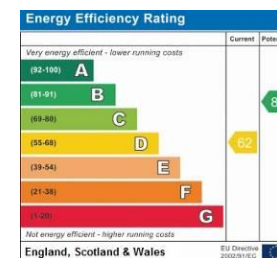
To the rear of the property lies a landscaped garden with an Astro Turf area and patio space ideal for garden furniture. The property also enjoys a storeroom with power supply.

SERVICES & TENURE

All mains services connected. Freehold.



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.





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