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Merthyr Mawr Road, Bridgend
offers in the region of £525,000

 peter
alan

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About the property

Situated in the highly sought-after Merthyr Mawr Road location, set back within a small cul-de-sac and close to Newbridge Fields and Brynteg Comprehensive School, this beautifully presented detached family home offers a rare opportunity to acquire a spacious property in a prime residential area.

Conveniently positioned a short distance from the A48, the property provides excellent access to the M4 motorway, as well as Porthcawl, Pyle and Bridgend.

The accommodation briefly comprises an entrance hall, two spacious reception rooms, one currently utilised as a playroom and the other as a lounge/dining room, a home office, and a large conservatory featuring a log-burning stove. There is also a fitted kitchen, separate utility room with potential to enlarge the kitchen space, a ground floor cloakroom and integral garage.

To the first floor are four well-proportioned bedrooms, three of which are generous doubles. The master bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a modern and spacious family bathroom.

Occupying a private plot, the property enjoys a driveway providing parking for several vehicles and access to the garage, together with beautifully

Accommodation

Entrance Porch

Entrance Hall

Reception Room

11' 10" x 11' 10" (3.61m x 3.61m)

A bright and spacious reception room enjoying a large front-facing window that floods the room with natural light. Beautiful wood-effect flooring runs throughout, complemented by neutral décor to create a light and airy feel. Generous proportions offer excellent flexibility for a variety of furniture layouts, making the space ideal as a family lounge, playroom or additional sitting room. The room also benefits from a radiator, ceiling light point and internal door access.

Dining Room/Reception 2

15' 9" x 11' 2" (4.80m x 3.40m)

A spacious and versatile reception room enjoying a front-facing window providing excellent natural light. The room offers ample space for both dining and seating furniture and benefits from wood-effect flooring and neutral décor throughout. Access is provided from the entrance hallway, with glazed double doors opening into the conservatory to the side, creating an excellent flow for entertaining and family living. A further door leads through to the home office to the rear, enhancing the room's practicality and flexibility. Ceiling light point and radiator.

Office

11' 2" x 7' 7" (3.40m x 2.31m)

Accessed via the second reception room, this useful and versatile home office provides an ideal space for remote working, study or hobby use. A large rear-





facing window allows plenty of natural light while overlooking the garden area, creating a bright and pleasant private working environment. The room benefits from wood-effect flooring, neutral décor and ample space for office furniture and storage. Radiator and ceiling light point.

Kitchen

11' 10" x 9' 2" (3.61m x 2.79m)

Accessed from the entrance hallway, this well-appointed kitchen is fitted with a range of matching wall and base units complemented by ample work surface space. A rear-facing window overlooks the garden and provides plenty of natural light, creating a bright and practical working environment. The kitchen offers space for a range of freestanding and integrated appliances and benefits from an inset sink unit, built-in oven and hob area, and tiled flooring. A door leads directly into the utility room, enhancing the functionality of the space and providing additional everyday convenience. Ceiling light point and radiator.

Utility Room

9' 6" x 9' 2" (2.90m x 2.79m)

Accessed directly from the kitchen, this practical utility room provides valuable additional storage and workspace with a range of fitted wall and base units, work surfaces and appliance space. A rear-facing



window and external door provide natural light and convenient access to the garden, making it an ideal area for laundry and everyday household tasks. The room also benefits from internal access to the garage, adding further practicality and flexibility. Tiled-effect flooring, ceiling light point and power points.

Garage

18' 4" x 9' 2" (5.59m x 2.79m)

Conservatory

21' max x 13' 5" max (6.40m max x 4.09m max)

A superb L-shaped conservatory providing a versatile additional reception space with delightful views over the rear garden. Accessed via glazed double doors from the second reception room, this bright and spacious room benefits from an abundance of natural light through its extensive glazing, creating an ideal space for relaxing, dining or entertaining throughout the year. The conservatory enjoys a pleasant outlook across the garden and offers direct access to the outside, seamlessly connecting indoor and outdoor living. Further features include wood-effect flooring and a feature wood-burning stove, enhancing both character and comfort.

W.C.



Accessed from the entrance hallway, this convenient ground floor cloakroom is fitted with a low-level WC and a contemporary wash hand basin set within a vanity surround. A frosted window provides natural light while maintaining privacy, and the room is finished with tiled walls and flooring for ease of maintenance. An ideal addition for family living and visiting guests.

First Floor

Landing

Bedroom One

14' 1" x 11' 10" (4.29m x 3.61m)

A generous principal bedroom enjoying a pleasant front-facing window that allows for an abundance of natural light. The room offers ample space for a double or king-size bed along with additional bedroom furniture and benefits from fitted mirrored wardrobes providing excellent built-in storage. Finished in neutral tones, the room creates a bright and relaxing retreat, while a door leads directly to the en-suite shower room for added convenience. Radiator and ceiling light point.

Ensuite

Bedroom Two

12' 10" x 11' 2" (3.91m x 3.40m)



A well-proportioned double bedroom enjoying a pleasant dual-aspect layout with windows to the rear and side elevations, both overlooking the attractive rear garden. The abundance of natural light creates a bright and airy atmosphere, while the generous floor space comfortably accommodates a double bed and additional bedroom furniture. Finished in neutral décor with wood-effect flooring, this versatile room is ideal as a guest bedroom, children's room or additional master bedroom. Radiator and ceiling light point.

Bedroom Three

11' 2" x 10' 10" (3.40m x 3.30m)

A spacious double bedroom benefiting from a dual-aspect arrangement with windows to the front and side elevations, allowing for excellent levels of natural light throughout the day. The room provides ample space for a double bed and a range of bedroom furniture, making it an ideal children's room, guest bedroom or additional family bedroom. Finished in neutral décor, the room enjoys a bright and airy feel while offering pleasant outlooks from both aspects. Radiator and ceiling light point.

Bedroom Four

7' 10" x 7' 7" (2.39m x 2.31m)

A comfortable single bedroom featuring a front-facing window that provides good natural light and a pleasant



outlook. Ideal for use as a child's bedroom, nursery, home office or study, the room offers space for a single bed and accompanying furniture. Finished in neutral décor, this versatile room is well suited to a variety of household needs. Radiator and ceiling light point.

Bathroom

A beautifully appointed family bathroom fitted with a contemporary four-piece suite comprising a freestanding bath, separate shower enclosure, wash hand basin with vanity storage and a low-level WC. A rear-facing frosted window provides natural light while maintaining privacy, creating a bright and welcoming atmosphere. The room is further enhanced by modern wall tiling and recessed ceiling spotlights, offering a stylish and practical space for everyday family use.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



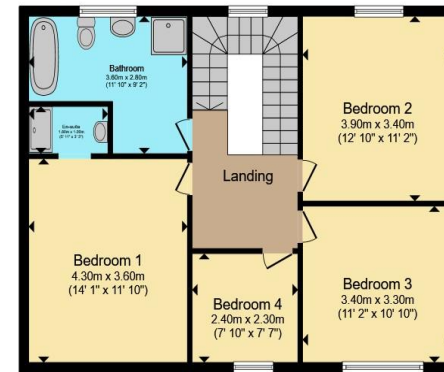


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Ground Floor



First Floor

Total floor area 184.3 m² (1,984 sq.ft.) approx

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