



hrt
herbert r thomas

15 Merthyr Mawr
Road
Bridgend, CF31 3NN

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15 Merthyr Mawr Road

Asking price **£975,000**

We are pleased to present this late 19th century Victorian detached with generous gardens on the highly sought after Merthyr Mawr Road. Situated on the south side of Bridgend Town Centre the property has been lovingly restored and modernised by the current owners to provide a wealth of original features combined with contemporary open plan living space.

Late 19th century Victorian detached

Impressive and sympathetic modernisation with many original features

Contemporary open plan living spaces with abundance of light throughout

Bifold doors

Large off-road parking area

Close proximity to Bridgend Town Centre and local railway station

Five reception rooms and five bedrooms

Master bedroom with ensuite bathroom and dressing room

CAT 7 wiring to each room

Zoned heating system and underfloor heating to extension





Situated on the highly sought after south side of Bridgend, enjoying close proximity to the town centre and railway station is the impressive, generously proportioned, late 19th century detached home. The property has been sympathetically modernised to provide a wealth of original features combined with contemporary open plan living space.

The property is entered via a solid wood door flanked by windows into an entrance hallway. The hallway has coving to ceiling, recessed spotlights, doorways to the lower floor receptions, cloakroom and utility room and double doors to a stunning open plan kitchen/family space. The kitchen has been fitted with a matching range of base and eyelevel units with granite worktop space. There is a one and a half bowl sink unit, space for aga cooker, space for oven, food incinerator, built-in ceramic hob, space and plumbing for American style fridge freezer and integrated dishwasher. There is a kitchen island unit with a further one bowl sink unit and sitting area with down lighters above. The seating area has bifold doors overlooking the

garden, a door to the side and door to the sitting room. The sitting room has French doors flanked by windows overlooking the rear garden, high ceilings with recessed spotlights and a dual aspect fire place also opening to the kitchen. The library has French doors overlooking the rear garden, high ceilings with ornate coving and feature marble fireplace with cast-iron fire and slate hearth. The games room has dual aspect sash windows to the front and side, coving to ceiling and recessed spotlights. The study has solid oak flooring, recessed spotlights, twin windows to the side and window to the front.

Upstairs to the first floor the landing has ornate coving to ceiling, a dogleg staircase rising to the attic room, further doorways to all bedrooms and family bathroom. The master bedroom is a grand space with bifold doors overlooking the rear garden, recessed spotlights with high ceilings, sash window to side and doors to the ensuite bathroom and dressing room both with

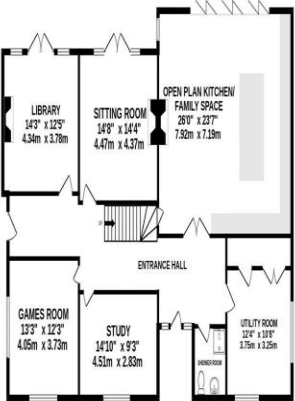
built in speakers. The bathroom is fitted with a three-piece suite comprising of bath, vanity unit wash hand basin, close coupled WC and shower cubicle. There is half height tiling to walls, tiled flooring and a heated towel rail. The dressing space has window to front and coving to ceiling. Bedrooms two and three are both generous double rooms with coving to ceiling and sash windows overlooking the rear garden. Bedroom four has twin windows to the side, window to front and coving to ceiling. Bedroom five is a single room with coving to ceiling and sash window to the side. The bathroom is fitted with a four piece suite comprising of generous double shower cubicle, roll top bath with mixer tap, close couple WC and wash hand basin. There is tiled flooring, tiling to the wet areas, coving to ceiling with recessed spotlights, speaker system and twin sash windows to the front and side.

Upstairs to the second floor the landing gives access to a generous loft space currently utilised as a large storage area with huge potential for further conversion providing the relevant permissions.

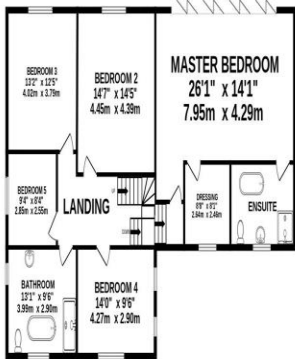
Outside the front of the property is a long gravel driveway leading to a large off-road parking area with EV charging. To the rear of the property is a substantial garden laid mostly to lawn with mature trees, plants and shrubs, flagstone patio seating area, treehouse and built in speakers.

Viewings on the property are highly recommended.

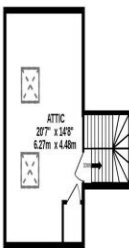
GROUND FLOOR
1652 sq.ft. (153.4 sq.m.) approx.



1ST FLOOR
1384 sq.ft. (128.6 sq.m.) approx.



2ND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 3392 sq.ft. (315.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

Travelling into Bridgend along Cowbridge Road passing the Police headquarters on your right hand side and Tesco on the left, continue along this road to the traffic lights at Ewenny cross. Turn left onto Ewenny Road, taking the second right hand turning onto Grove Road, proceed to the T junction and turn right onto Merthyr Mawr Road. There will be a concealed entrance to the driveway on the left hand side just after the doctors surgery.

Tenure

Freehold

Services

All mains
Council Tax Band G
EPC Rating

AWAITING EPC

Viewing strictly by
appointment through
Herbert R Thomas

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herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

hrt Est. 1926



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