
1, Parkfields
Bridgend, CF31 4NQ
Watts
&Morgan





1, Parkfields

Pen-Y-Fai, Bridgend CF31 4NQ

£499,950 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

An impressive four-bedroom property occupying a prime position at the head of a quiet cul-de-sac in the highly sought-after village of Pen-Y-Fai.
The spacious accommodation comprises an entrance hall, reception room, kitchen/diner, utility room, family bathroom and a generous front-facing living room. To the first floor are four well-proportioned bedrooms and a further family bathroom. Externally, the property boasts a substantial private driveway providing ample off-road parking, an integral garage and a generously sized rear garden. Offered to the market with no ongoing chain.

Directions

* Bridgend - 1.7 Miles * Cardiff - 22.3 Miles * Swansea - 22.8 Miles * J36 of the M4 - 2.4 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

Upon entering through the PVC front door, you are welcomed into a spacious entrance hallway, featuring a two side-facing windows, LVT flooring and a carpeted staircase leading to the first floor. The ground-floor reception room benefits from carpeted flooring and a rear-facing window. The inner hallway offers continuation of the LVT flooring and provides access to the family bathroom, the kitchen/diner and the generously proportioned living room.

The family bathroom is fitted with a three-piece suite comprising a corner shower, wash hand basin and WC, neatly incorporated into a vanity unit. The room is finished with tiled flooring and benefits from a rear-facing obscured window overlooking the utility room.

The kitchen/diner is a well-proportioned, rear-facing room, offering a carpeted dining area and kitchen area finished with tiled flooring. A large rear-facing window provides views over the garden, while a small serving hatch offers a connection to the living room. The kitchen is fitted with a range of wall and base units, complemented by work surfaces, with space for an under-counter appliance and the added convenience of a useful storage cupboard.

Leading off the kitchen, the rear-facing utility room benefits from matching tiled flooring and partially tiled walls. The room is fitted with base units and a sink, alongside a rear-facing window and a fully glazed PVC door providing direct access to the rear garden.

The spacious, front-facing living room is a particularly appealing reception space, featuring attractive original hardwood flooring. A large front-facing window is complemented by two side-facing windows, creating a bright and airy atmosphere. The room also boasts a central chimney breast with a gas fireplace, providing an attractive focal point, together with a useful understairs storage cupboard.

The first-floor landing is fitted with carpeted flooring and provides access to four well-proportioned bedrooms, the family bathroom and a useful storage cupboard. A PVC door opens onto a delightful balcony, offering views over the front garden.

The main bedroom is a generously sized double room, featuring carpeted flooring, a rear-facing window as well as a built-in storage cupboard.

Bedroom two is another well-proportioned room, with carpeted flooring and the benefit of dual-aspect windows to both the front and rear, allowing for plenty of natural light.

Bedroom three features carpeted flooring, a rear-facing window overlooking the rear garden and a built-in storage cupboard, providing useful additional storage.

The family bathroom is fitted with a four-piece suite comprising a bath, wash hand basin and WC. The room also benefits from vinyl flooring and a rear-facing window.

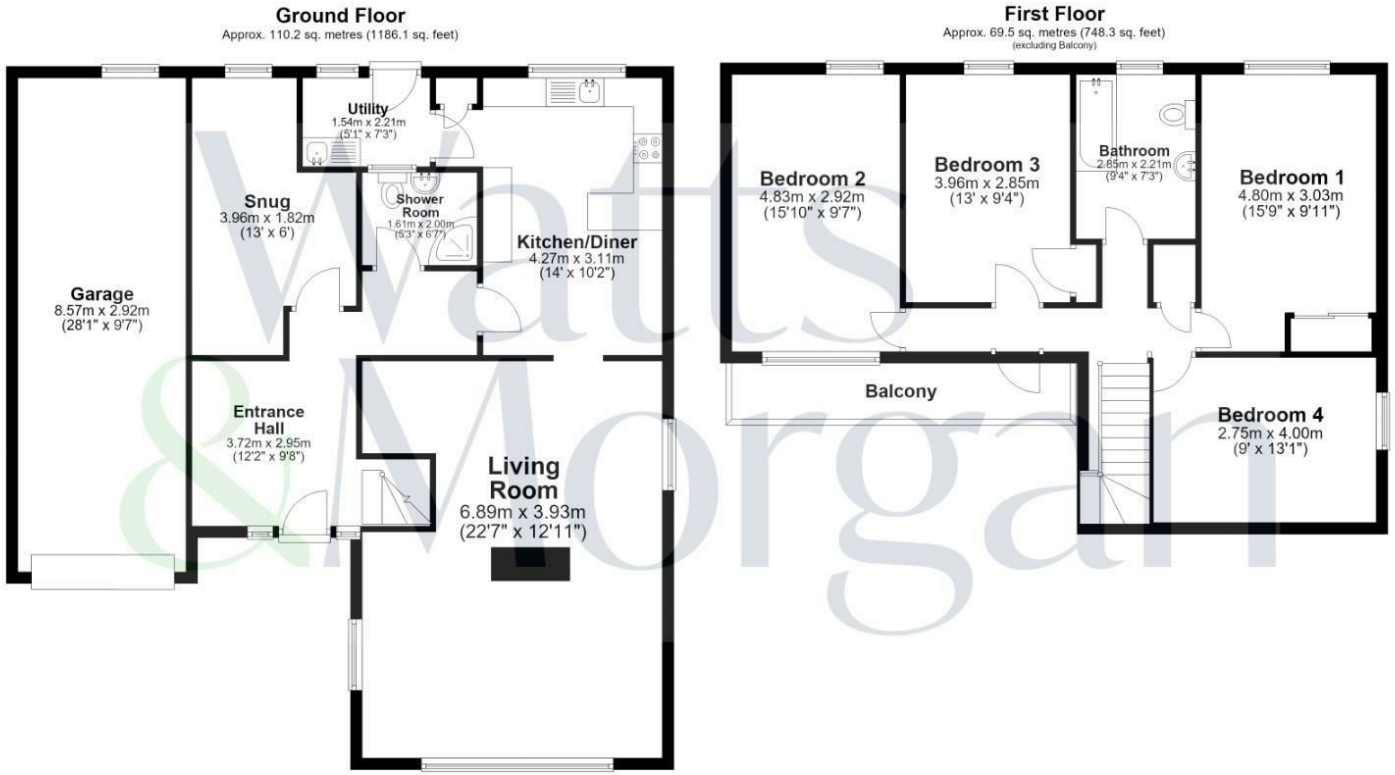
Bedroom four is a good sized room, featuring carpeted flooring, a side-facing window and useful storage within the eaves.

GARDEN AND GROUNDS

Approached off Parkfields, No. 1 occupies a quiet position at the end of a popular cul-de-sac and benefits from a spacious block-paved driveway to the front, providing ample off-road parking for multiple vehicles. The frontage also features two lawned areas either side of the driveway, a covered porch and a large integral garage.
To the rear, the property boasts a generous garden, accessible from both sides of the house, incorporating a combination of lawn, patio and a small decking area, together with a greenhouse, which offers plenty of space for outdoor entertaining and relaxing.

ADDITIONAL INFORMATION

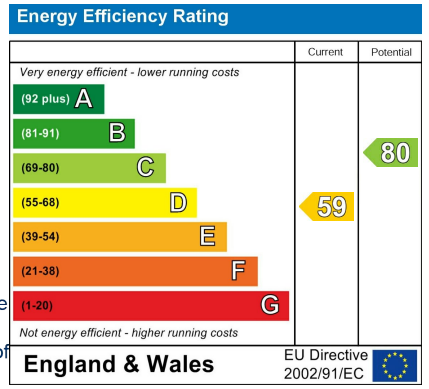
Freehold. All mains services connected. EPC Rating; ‘D’. Council Tax is Band 'F'.



Total area: approx. 179.7 sq. metres (1934.4 sq. feet)









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