



4, Parkfields
Bridgend, CF31 4NQ

Watts
& Morgan



4, Parkfields

Pen-Y-Fai, Bridgend CF31 4NQ

£649,950 Freehold

4 Bedrooms | 3 Bathrooms | 1 Reception Rooms

A remarkable contemporary property featuring four double bedrooms, located at the head of a quiet cul-de-sac in the highly desirable village of Pen-y-Fai. This impressive property has undergone extensive renovations by the current owner to offer a perfect blend of space and comfort. With a generous 2,548 square feet of living space, this property is ideal for families seeking a spacious yet contemporary home.

The layout includes an entrance hall, a ground floor cloakroom, and an open-plan kitchen/dining/living room that includes a secondary seating area. On the first floor, there is a landing leading to Bedroom one, which has a dressing area and an ensuite shower room, Bedroom two also with a dressing area and ensuite shower room, two additional double bedrooms, and a family bathroom. Outside, the property boasts a private driveway with off road parking for numerous vehicles, a single garage, and a beautifully landscaped garden. Being sold with no chain.

Directions

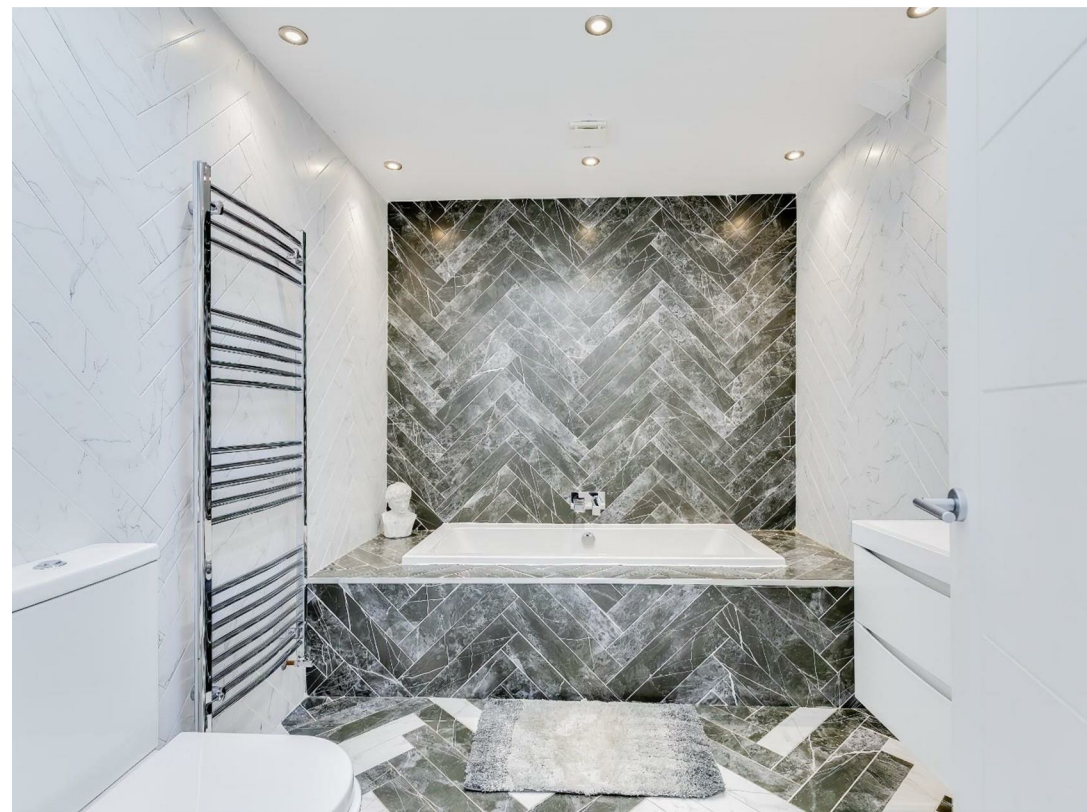
* Bridgend - 1.7 Miles * Cardiff - 22.3 Miles * Swansea - 22.8 Miles * J36 of the M4 - 2.4 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

Accessed through a composite front door accompanied by a glazed panel, you enter the hallway featuring porcelain tiled flooring, which leads to the ground floor cloakroom. This cloakroom is equipped with a WC that has a concealed cistern and a wash-hand basin, complemented by wall tiling and tiled flooring. The open plan kitchen, dining, and living room create a fantastic space, enhanced by sliding doors that open to the rear garden, along with two additional sets of patio doors. A prominent feature window at the front, recessed spotlighting throughout, and porcelain tiling add to the appeal. The kitchen and dining area benefit from underfloor heating, and there are two adaptable seating areas ideal for lounge furniture. An exposed staircase ascends to the first floor. The kitchen boasts a collection of high gloss wall and base units paired with matching granite work surfaces, including a central island that extends the granite and features a breakfast bar with room for high stools. Integrated appliances comprise a double 'AEG' oven, an 'AEG' oven and grill with a plate warmer, two integrated wine coolers, a 4-ring ceramic 'AEG' hob with a recessed extractor fan, and an integrated dishwasher. The kitchen also includes an inset sink and dual access to the utility room. The utility room is fitted with wall and base units topped with complementary work surfaces, a door for side access out of the property, and space allocated for a freestanding American-style fridge freezer. Additionally, there is plenty of room for a freestanding dining table in the open plan living area.

The first-floor landing features carpeted flooring, with all doors leading off from it. Bedroom one is an impressive main bedroom that boasts a striking exposed beamed vaulted ceiling and a distinctive front window with tinted glass. It includes carpeted flooring, spotlighting, and a walk-through dressing area. This bedroom leads into an ensuite shower room equipped with a double walk-in shower enclosure, a WC, and a wash-hand basin, all complemented by fully tiled walls and flooring, along with a side window. Bedroom two serves as a spacious second bedroom, also featuring carpeted flooring, recessed spotlighting, and a prominent front window. This second bedroom has a walk-through dressing area that connects to the ensuite. The ensuite is designed with a shower enclosure, a WC, and a wash-hand basin, featuring fully tiled walls and flooring, plus a rear window. Bedroom three is a third double bedroom that includes two sets of doors opening onto Juliette balconies at the rear, along with carpeted flooring and recessed spotlighting. The fourth double bedroom enjoys carpeted flooring, recessed spotlighting, and double doors that lead out to a Juliette balcony. The family bathroom is equipped with a sunken bathtub with mixer taps, a WC, and a wash-hand basin, featuring tiling on the floor and tiled walls.

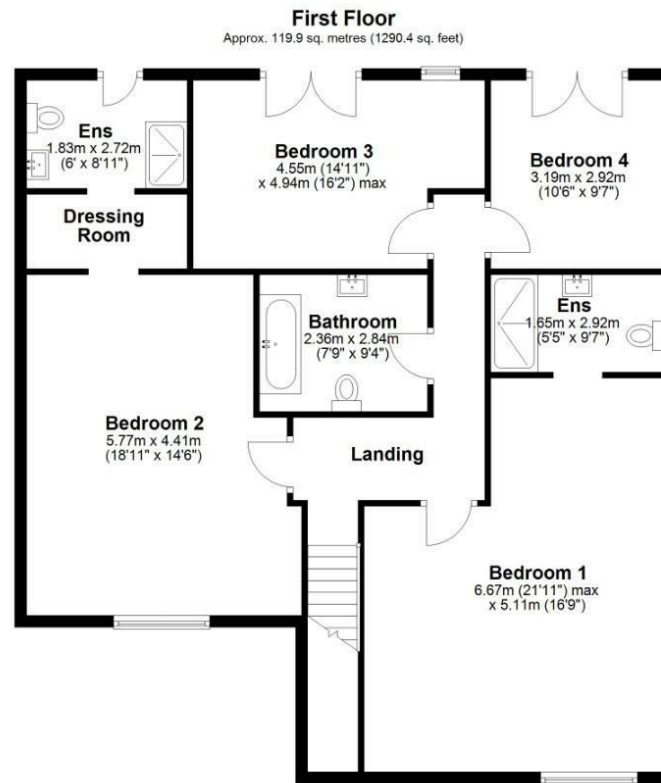
GARDENS AND GROUNDS

Situated at the end of the charming cul-de-sac of Parkfields, No.4 features a private driveway that provides off-road parking for several vehicles in front of the single garage with an EV car charging point to remain. The garage has a manual door, a power supply, and accommodates the gas combination boiler. At the back, there is a fully enclosed landscaped garden that includes a generous lawn area, a spacious paved patio along with a timber-framed pergola designed for outdoor entertaining and furniture, complete with power sockets, lighting, and room for a jacuzzi. Additionally, there is side access leading to the front of the property.

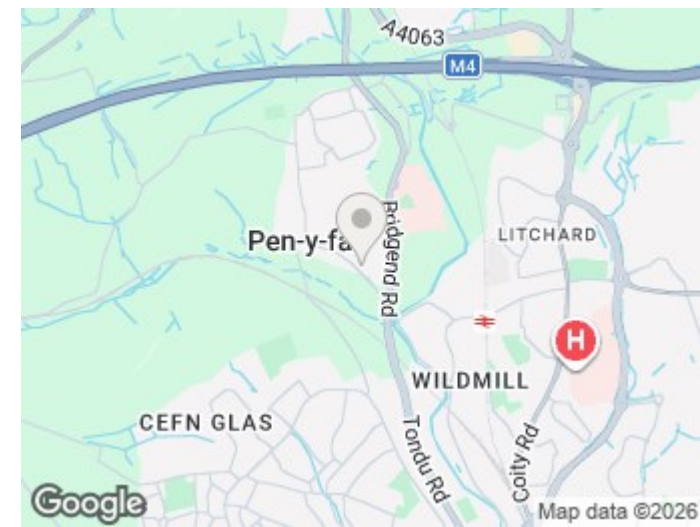
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "C". Council Tax Band "F".



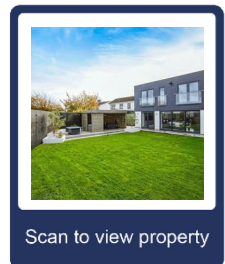


Total area: approx. 236.7 sq. metres (2548.2 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77
England & Wales	EU Directive 2002/91/EC	



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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