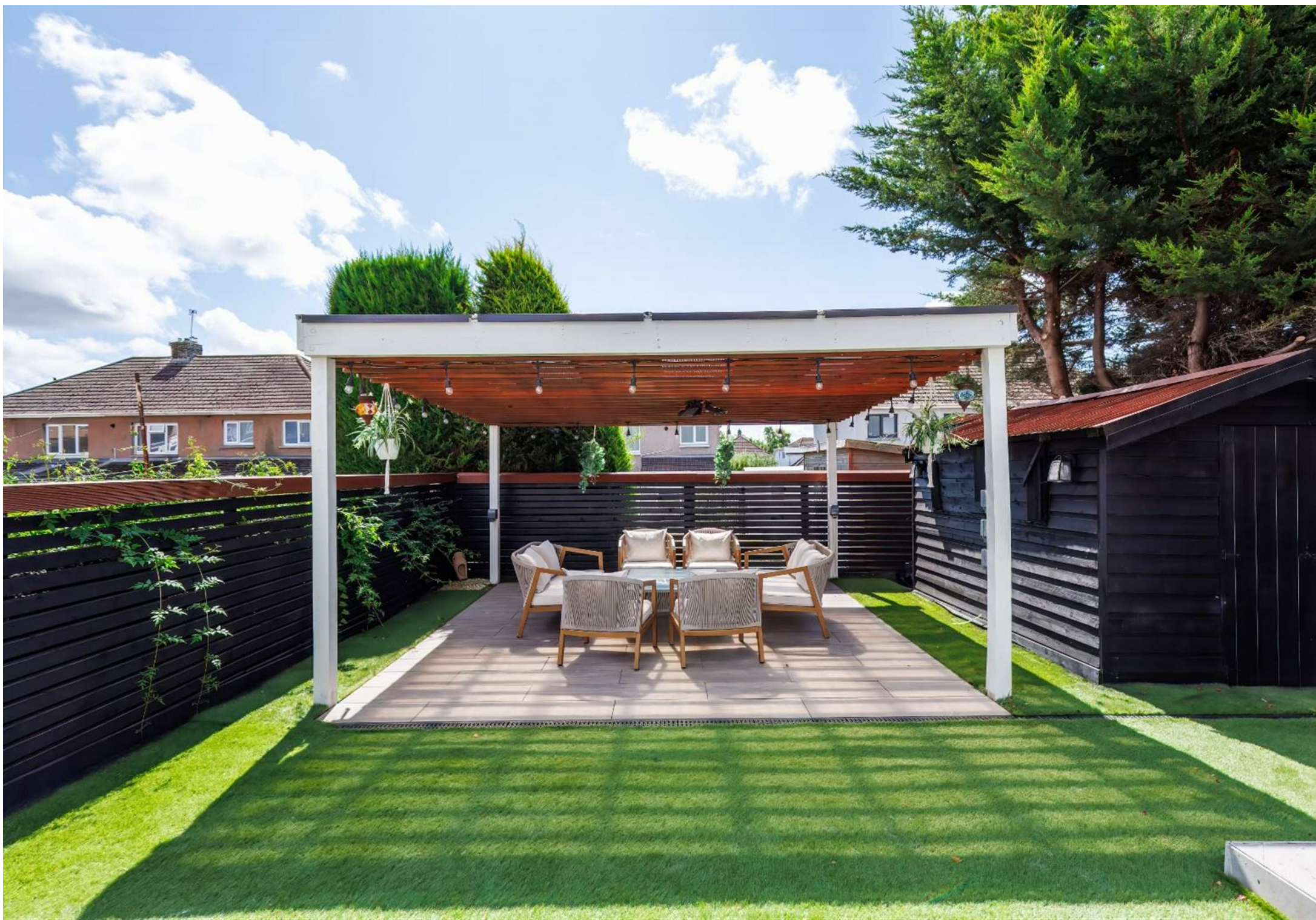




32, Fairfield Road
Bridgend, CF31 3DU

Watts
& Morgan



32, Fairfield Road

Bridgend CF31 3DU

£389,950 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

This exceptional three-bedroom semi-detached residence is positioned within a highly desirable area of Bridgend, offering excellent access to the M4 corridor and a range of local amenities. Thoughtfully enhanced by the current owners, the property delivers a superb balance of contemporary style and versatile living, perfectly suited to modern family life.

Accommodation briefly comprises; A beautiful entrance hallway leading to an impressive open-plan ground floor, including a living, dining, and modern kitchen area with patio doors to the landscaped rear garden, as well as an elegant downstairs bathroom.

To the first floor; three great sized bedrooms, including a luxurious main bedroom with balcony and convenient dressing room (which could be converted back into a fourth bedroom), plus a beautiful family bathroom.

Externally, there is a landscaped, enclosed rear garden and off-road parking to the front for up to three vehicles, along with a convenient EV charging point.

Directions

* Bridgend Town Centre - 1.2 Miles * Cardiff City Centre - 23 Miles * J36 of the M4 - 3.5 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Entered via an impressive Oak front door, the welcoming entrance hallway features beautiful porcelain floor tiles, a carpeted oak staircase rising to the first floor and a side-facing window.

This beautifully presented home features a stunning open-plan layout, seamlessly combining the living room, dining area, and kitchen into one expansive and inviting space with underfloor heating runs throughout.

The living area is particularly generous in size, enhanced by a large bay front-facing window that floods the room with natural light, creating a bright and airy atmosphere, further complemented by a stylish feature brick wall that adds character and warmth to the space.

The impressive contemporary Wren kitchen is thoughtfully designed with both style and functionality in mind. It boasts elegant granite worktops and matching splashbacks, complemented by high-spec integrated appliances including a Neff induction hob, microwave, and oven, an AEG dishwasher, and a Samsung fridge freezer. A modern hot water tap adds a further touch of convenience.

Expansive patio doors stretch across the rear of the property, forming an impressive focal point while flooding the living area with natural light.

Altogether, this space offers a perfect blend of modern luxury and everyday comfort, ideal for contemporary living.

The ground floor benefits from having a modern bathroom, with a continuation of the stylish porcelain floor tiles and is fully tiled for a clean and contemporary finish. The bathroom is fitted with a three-piece suite, comprising a spacious walk-in shower, wash hand basin, and WC.

To the first floor, the landing offers oak wooden flooring and a side-facing window, giving access to three double bedrooms and the family bathroom.

The master bedroom is an impressively spacious double room, featuring carpeted flooring and rear-facing patio doors that open onto a Juliet balcony. It is further enhanced by a generous and stylish walk-in dressing room which benefits from having wooden laminate flooring and offers the flexibility to be converted into a fourth bedroom if desired.

Bedroom Two is a generous double room with carpeted flooring, dual aspect windows to the front and rear, and a sizeable walk-in cupboard with a rear-facing window.

The contemporary four-piece family bathroom, comprises of a walk-in shower, wash hand basins and WC, with porcelain tiled flooring and a side-facing window.

Bedroom Three is another spacious bedroom featuring carpeted flooring and a front-facing window.

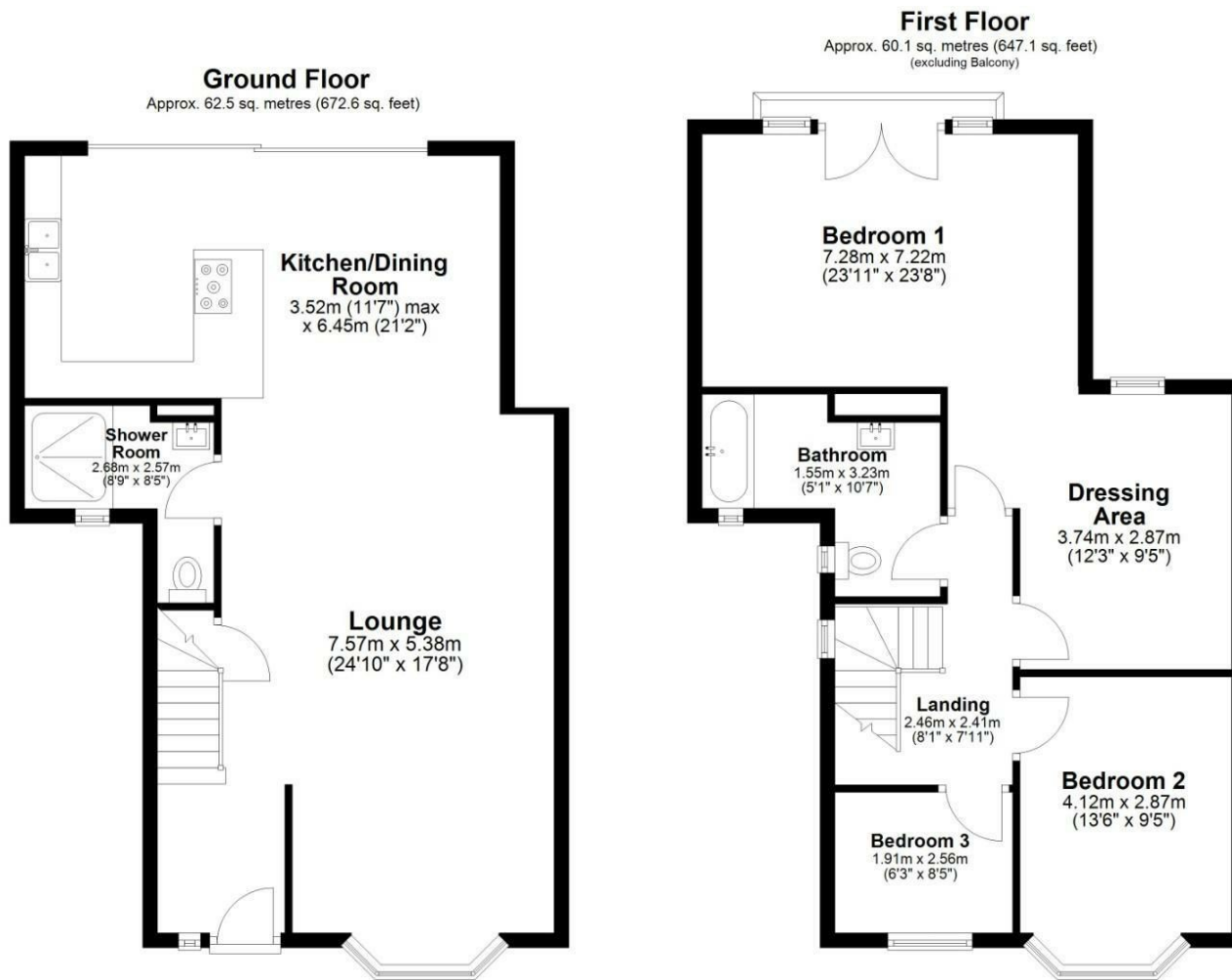
GARDENS AND GROUNDS

Situated off Fairfield Road, No.32 offers a spacious front driveway, fully redone with resin finish and a low-maintenance design and provides off-road parking for multiple vehicles, complete with an EV charging point for added convenience. To the rear, the property boasts a beautifully designed, fully landscaped enclosed garden. A porcelain-tiled patio, directly accessible from the house, leads via steps to the lawn, which is fitted with non-slip garden tiles and shaded by an overhead veranda. The garden also includes two practical storage sheds, enhancing both functionality and outdoor living space, all bordered by secure fencing. A newly upgraded garden area with built-in barbecue area also been added.

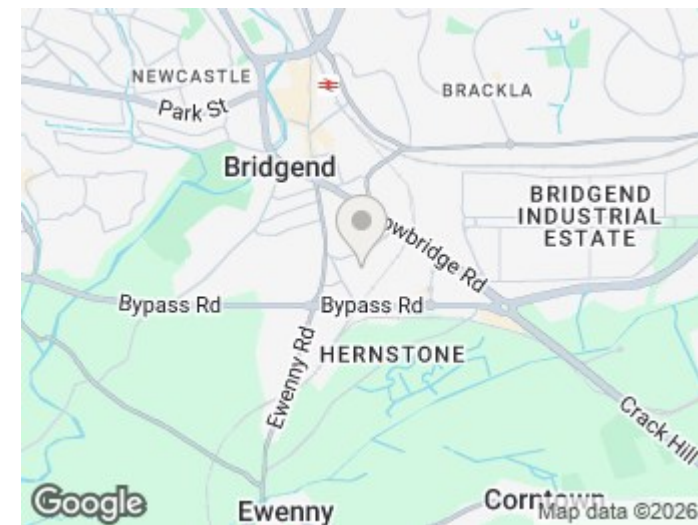
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'C'. Council Tax is Band 'D'.

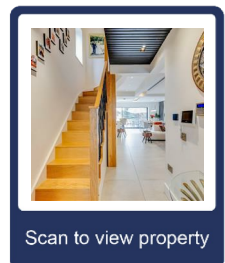




Total area: approx. 122.6 sq. metres (1319.7 sq. feet)



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		
	74	86
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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