



71, Parkfields Road  
Bridgend, CF31 4BJ

Watts  
& Morgan







# 71, Parkfields Road

Bridgend CF31 4BJ

**\* Guide Price £290,000 - £300,000\*\***

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

\*\* GUIDE PRICE £290,000 - £300,000 \*\*

A well presented 3 bedroom semi-detached property situated in the sought after south side of Bridgend. The property is located just a short walk from Newbridge Playing Fields and Bridgend Town Centre with convenient access to Junction 36 of the M4. This spacious accommodation comprises; porch, entrance hallway, lounge and kitchen/dining room. First floor; 2 double bedrooms, 1 single room and a family bathroom. Externally offering a private drive to the side with off-road parking for 2 /3 vehicles, single garage and a generous south facing rear garden.

## Directions

\* Bridgend town centre - 1.0 Mile \* Cardiff centre - 21.0 Miles \* J36 of the M4 - 3.0 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a PVC door into the entrance porch with a fully glazed door opening into the main hallway. The main hallway benefits from laminate flooring, carpeted staircase rising to the first floor and a handy understairs storage cupboard. The living room to the front of the property is a great sized reception room with a bay window to the front with stained glass fanlights and exposed wood flooring. The living room benefits from a central feature gas fireplace. The dining room is a generous second reception room with sliding doors opening into the kitchen area. The dining room benefits from laminate flooring, a wall-mounted fireplace and sliding doors opening out to the rear garden. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over with spotlighting, under-cupboard lighting. There is a window over-looking the rear garden. Integrated appliances include; 'Bosch' electric oven with 4-ring gas hob and stainless steel extractor hood over and integrated dishwasher. There is space provided for a freestanding fridge/freezer and washing machine.

The first floor landing offers carpeted flooring with a feature stained glass window to the side and all doors lead off. Bedroom One is a generous main bedroom with a bay window to the front with stained glass fan lights and carpeted flooring. Bedroom Two is a spacious second bedroom with useful built-in wardrobes with sliding doors, carpeted flooring and windows to the rear. Bedroom Three is a great sized third bedroom with carpeted flooring and windows to the front. The bathroom features access to the loft hatch and built-in storage cupboard. The bathroom has been fitted with a 3-piece white suite comprising of a panelled bath with over-head shower and glass screen, WC and a wash hand basin. With vinyl flooring, tiling to the walls, spotlighting and a window to the rear.

### GARDENS AND GROUNDS

The property is approached off the road onto a private driveway providing parking for up to 3 vehicles beyond which is a detached single garage with manual up and over door, full electrical services, a uPVC courtesy door and windows to the side and rear elevations.

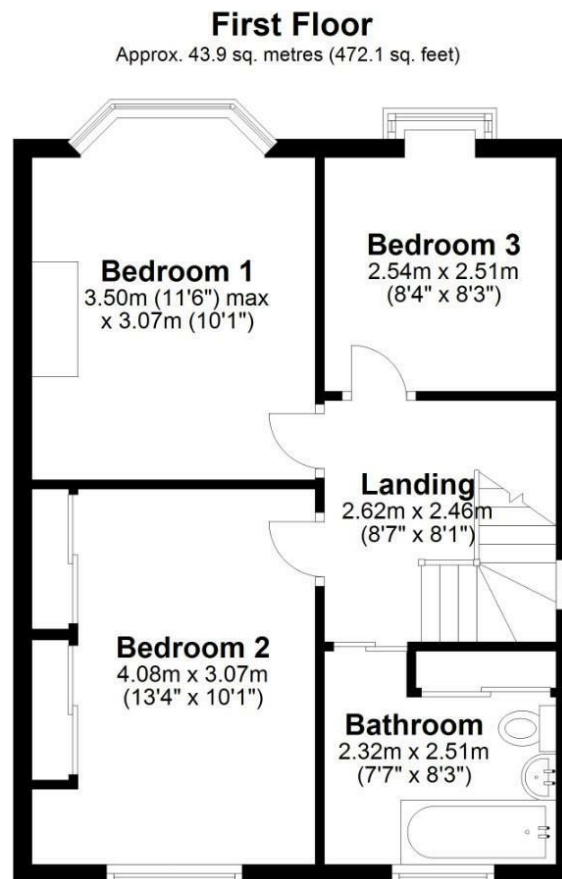
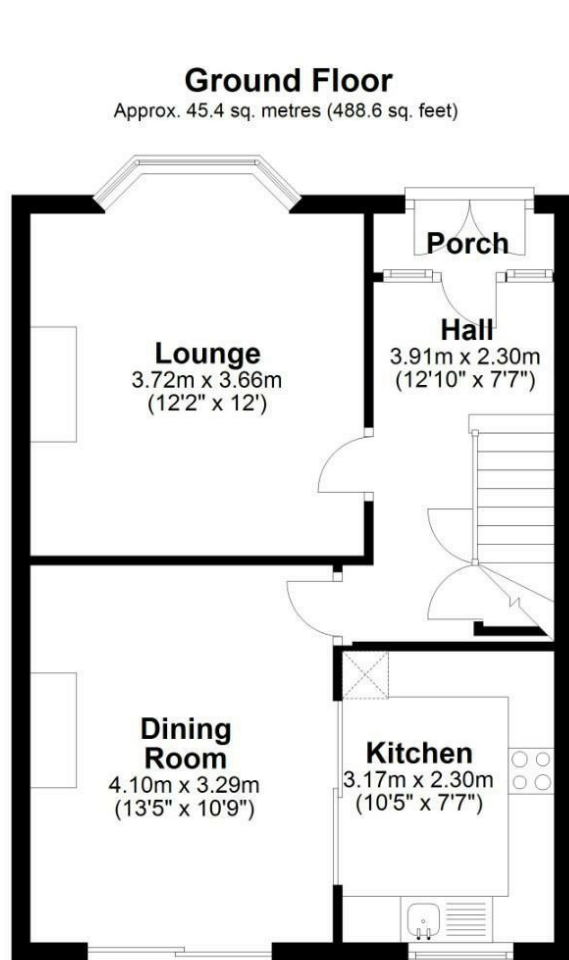
To the front of the property is a paved forecourt garden while to the rear of the property is a superb sized south facing tiered garden featuring two raised patio areas and leading down to a lawned garden. The garden features a selection of mature shrubs, trees and plants and two basement storage sheds.

### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'TBC'. Council Tax is Band 'E'.



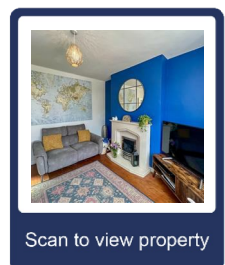




Total area: approx. 89.3 sq. metres (960.7 sq. feet)



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







**Bridgend**

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