



71 Parkfields Road
Bridgend, CF31 4BJ



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£249,950 Freehold

3 Bedrooms : 1 Bathrooms : 2 Reception Rooms

Watts & Morgan are pleased to present to the market this art deco style three bedroom semi-detached property being sold with no ongoing chain. Situated within easy access to local amenities, road and rail links. The accommodation comprises entrance hall, lounge, kitchen/diner. First floor landing, three spacious bedrooms and family bathroom. Externally the property benefits from driveway parking, single detached garage, front forecourt garden and sizeable south facing rear garden. EPC Rating "D"

Directions

- Bridgend Town Centre 1.1 miles
 - Cardiff City Centre 26.2 miles
 - M4 (J36) 2.3 miles
-

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Summary of Accommodation

GROUND FLOOR

Entrance porch accessed via uPVC obscured glazed double doors into porchway with laminate flooring. Internal timber framed obscured glazed door with side panels leads into entrance hallway featuring carpeted staircase to first floor landing, laminate flooring and understairs cupboard. Lounge features a uPVC bay fronted window with stained glass fanlights, carpeted flooring, central electric fireplace.

The open plan Kitchen/Diner features a contemporary range of high gloss wall and base units with roll top laminate work surfaces and upstands. Integral appliances to remain include 'Bosch' electric oven with 4-ring gas hob and extractor fan above, 'Candy' dishwasher. Space and plumbing is available for freestanding fridge freezer and washing machine. Further features include uPVC window to the rear elevation and uPVC obscured glazed window to the side elevation, laminate flooring, recessed spotlighting. Glazed double doors open into a dining area featuring uPVC sliding double doors leading out to the rear garden, continuation of laminate flooring, wall mounted electric fireplace.

FIRST FLOOR

The first floor landing features carpeted flooring, uPVC window to the side elevation.

Master Bedroom with uPVC window to the rear elevation, carpeted flooring, built-in wardrobes to the length of the room.

Bedroom Two is a further double bedroom with uPVC bay fronted window with stained glass fan lights, carpeted flooring, built-in double wardrobe.

Bedroom Three is a spacious single bedroom with uPVC bay window to the front elevation with stained glass fan lights, carpeted flooring.

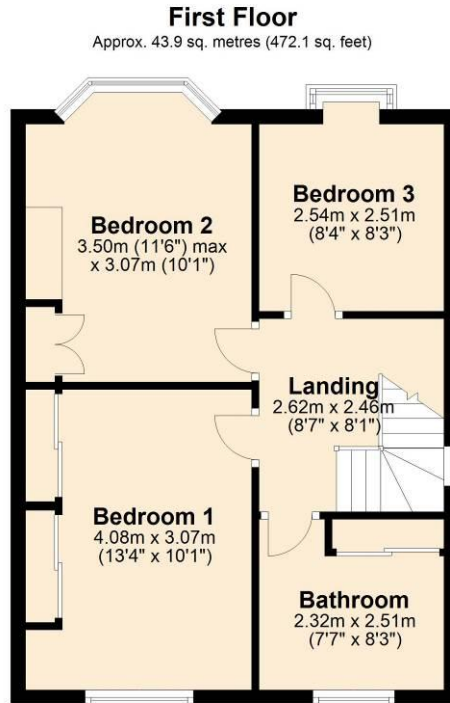
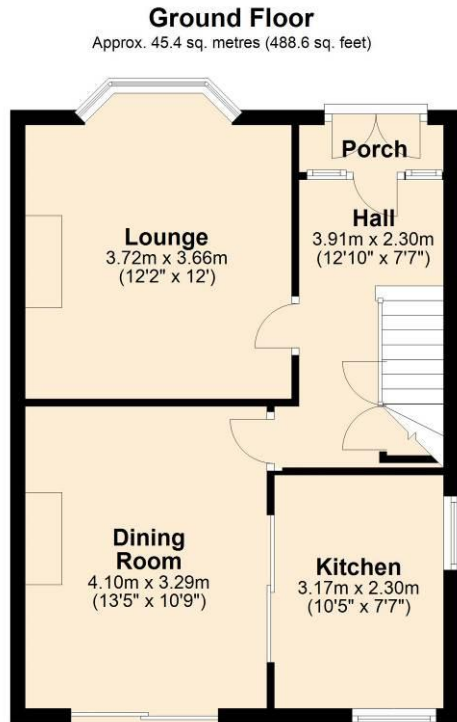
Family Bathroom has been fitted with a 3-piece white suite comprising low level dual flush WC, panelled bath with shower over and wall mounted sink inset within vanity unit. Further features include vinyl flooring, uPVC obscured glazed window to the rear elevation, partially tiled walls and a built-in airing cupboard housing 'Worcester' combi boiler with shelving.

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 sizeable south facing tiered garden featuring two raised patio areas and leading down to a lawned garden with timber built garden shed. The garden features a selection of mature shrubs, trees and plants and two basement storage sheds.





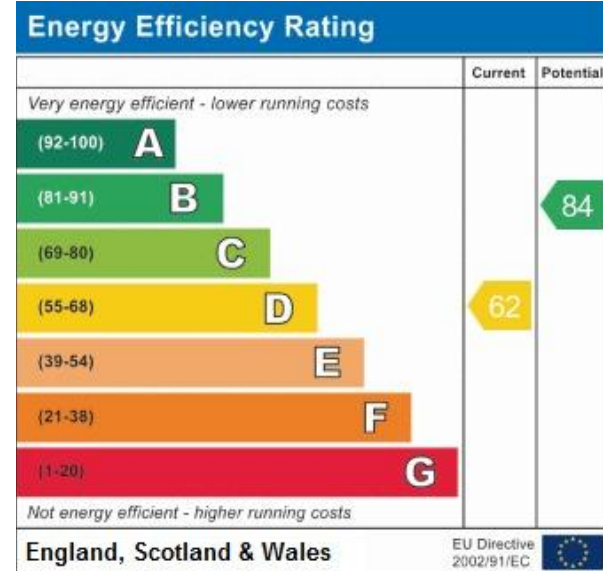
Total area: approx. 89.3 sq. metres (960.7 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

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.

SERVICES AND TENURE

All mains services connected. Freehold.



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