



25 Parkfields

Pen-Y-Fai, Bridgend, CF31 4NQ

£359,950 - Freehold

- A Detached Property Situated In The Sought After Village Of Pen-Y-Fai.
- Located With Convenient Access To Bridgend Town And The M4 Corridor.
- Being Sold With No Onward Chain.
- Entrance Hall, Lounge, Kitchen/Diner, Conservatory.
- Utility Room, Shower Room, First Floor Landing With Balcony.
- Off-Road Parking For Several Vehicles.
- Carport And Single Garage.
- EPC Rating: D.



Bridgend Town Centre – 1.9 miles

M4 (J36) – 2.6 miles

Cardiff City Centre – 23.3 miles

Swansea City Centre – 24.3 miles

(All distances are approximate)



The Property

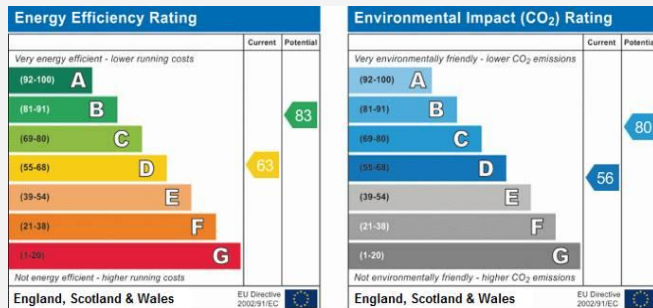
Enter through an obscured double glazed uPVC door with matching side panel into the Entrance Hall which benefits from carpeted flooring, central ceiling light point, central heating radiator. The Lounge is an incredibly spacious reception room located to the front of the property which offers a central feature fireplace, carpeted flooring, central ceiling light points, wall mounted light points and large double glazed uPVC windows to the front and side elevations. An open carpeted staircase leads to the First Floor Landing. The Kitchen/Diner has been fitted with a range of base and wall units with roll top laminate work surface and an inset single drainer stainless steel sink. Integrated appliances to remain include; a 'Hygena' oven and a 'Neff' four ring electric hob with extractor hood over. Space has been provided for freestanding appliances. The Kitchen/Diner further benefits from central ceiling light point, tiled flooring, central heating radiator, double glazed uPVC window to the rear elevation, a floor mounted 'Ideal Mexico' gas central heating boiler and a recessed storage cupboard. Located to the rear of the property, the Conservatory enjoys views over the rear landscaped garden and offers carpeted flooring, double glazed uPVC windows, double glazed uPVC French doors leading to the rear enclosed garden and an obscured double glazed uPVC door to the front elevation. The Utility Room is fitted with a range of wall units with space and plumbing for freestanding appliances. The Utility Room further benefits from tiled flooring, central ceiling light point and an obscured double glazed uPVC window to the rear elevation. The Shower Room has been fitted with a three piece suite comprising; a shower endosure with thermostatic shower over, a vanity unit mounted wash basin and a low level dual flush WC. The Shower Room further benefits from fully tiled walls, tiled flooring, central ceiling light point, central heating towel rail and an obscured double glazed uPVC window.

The First Floor Landing benefits from carpeted flooring, central ceiling light point, central heating radiator, an airing cupboard housing a hot water tank and linen storage, an obscure double glazed uPVC door which leads to the Balcony looking over the front of the property. Bedroom One is a spacious double bedroom which offers built-in wardrobes, carpeted flooring, central ceiling light point, central heating radiator and a double glazed uPVC window to the rear elevation. Bedroom Two is a spacious dual aspect double bedroom offering a range of built-in wardrobes, carpeted flooring, central ceiling light point, central heating radiator and double glazed uPVC windows to the front and rear elevations. Located to the rear of the property, Bedroom Three offers carpeted flooring, central ceiling light point, central heating radiator and a double glazed uPVC window to the rear elevation. Located to the front of the property, Bedroom Four offers carpeted flooring, central ceiling light point, central heating radiator, double glazed uPVC window to the side elevation and a 'Velux' window to the roof space. The Bathroom has been fitted with a four piece suite comprising; a corner bath with shower fixings over, a vanity unit mounted wash basin, a WC with hidden cistern and a bidet. The Bathroom further benefits from carpeted flooring, central ceiling light point, central heating radiator, a loft hatch providing access to the loft space and an obscured double glazed uPVC window to the rear elevation.

To the front of the property is a garden which has been predominantly laid to lawn with borders planted with a variety of mature shrubbery. A driveway provides off-road parking for several vehicles and leads to a Single Garage as well as a carport directly to the front entrance. To the rear of the property is a garden which has been attractively landscaped, predominantly laid to lawn with wide borders which have been planted with a variety of mature trees and shrubbery. Paved patio areas provide ample space for outdoor entertaining and dining.



Floorplan & EPC



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Although these particulars, together with photographs and floor plans are intended to give a fair description of the property, they do not form any part of a contract. The vendors, their agents, Watts and Morgan and persons in their employ do not give a warranty whatever in relation to this property. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Watts and Morgan.

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