

A photograph of a yellow house with a gravel driveway and a palm tree. The house has a gabled roof and a white door. A tall palm tree stands in the foreground on the left. The driveway is made of light-colored gravel. The house is surrounded by greenery, including a lawn and various bushes. The sky is blue with some clouds.

**hrt**

herbert r thomas

102 Parkfields  
Road  
Bridgend, CF31 4BL

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## 102 Parkfields Road

Asking price **£349,950**

A detached and extended three bedroom property sitting on a generous sized garden plot in a peaceful and highly convenient location close to Bridgend Town Centre.

Detached three bedroom property

Sought after peaceful and highly convenient location

Generous sized garden plot

Ample off road parking and gardens to front and rear

Light and airy accommodation presented to the highest of standards

Viewings highly recommended





A tall white cabinet with a glass-paned upper section and a solid white lower section with a brass knob.

A light blue open shelving unit with three shelves, filled with glass jars containing various dry goods. A wooden clock and a framed picture are on top.

A light blue cabinet with a wooden countertop, featuring drawers and doors with white knobs.

A white cabinet with a glass-paned upper section and a solid white lower section with a brass knob.

A small blue bookshelf with a wooden top and a sign that reads "WELCOME TO THE KINGS".

A wooden cabinet with a glass-paned upper section and a solid wooden lower section.

A large window overlooking a garden with a blue fence and greenery.

A wooden dining table with a blue chair.

A patterned rug with a geometric design in shades of blue and white.

Situated in this highly sought-after location in a peaceful setting with close proximity to Bridgend Town Centre is this detached three bedroom property which offers a light and airy accommodation which is presented to the highest of standards.

The property is entered via a composite door flanked by PVCu double glazed windows into an entrance hallway laid with vinyl flooring and staircase rising to the first floor landing with under stairs storage and doorways to the lounge, bathroom and the kitchen family space. The lounge has a picture window to the front elevation overlooking the garden with coving to ceiling, Karndean flooring and flame effect gas fireplace with a Welsh slate hearth. The bathroom has been fitted with a three-piece suite comprising; bath with independent electric shower over, close coupled WC and vanity unit wash handbasin. There is vinyl flooring and a PVCu window to rear. The

kitchen family space has been greatly extended, the kitchen area has been fitted with a range of base and eyelevel units with rolltop workspace over. There is a ceramic sink unit with Swan neck mixer tap, built-in oven, four ring ceramic hob, dishwasher and utility corner cupboard. There is space for fridge and freezer, tiled flooring, recessed spotlights and contemporary radiators. An open plan access leads through to the family dining space with high voltage ceiling and wall to wall sliding doors, recessed spotlights, tiled flooring with underfloor heating and a PVCu double glazed window to the side.

To the first floor landing there are double doors into a built-in airing cupboard housing hot water tank and shelf storage space. A further single door is into a storage cupboard with fitted shelving. Bedroom one is a generous sized double bedroom with window to

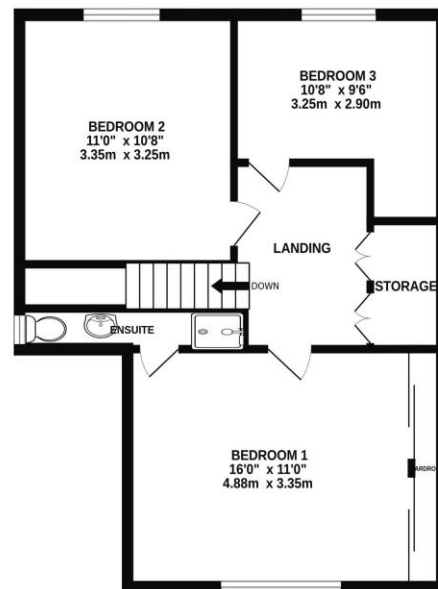
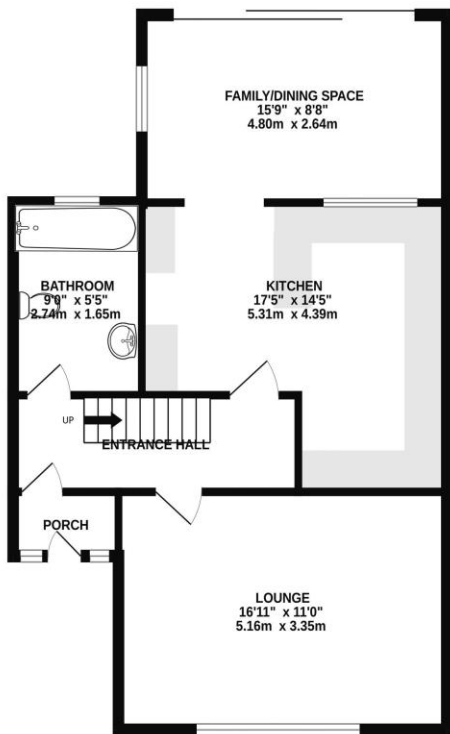
front and an open aspect with views along Parkfields Road. The room benefits from partial mirror fronted sliding doors into a full width wardrobe storage space with fitted hanging and shelf space over extending into eaves space. The bedroom also benefits from an ensuite shower room offering a white three piece suite comprising shower cubicle, low level WC and wash handbasin with storage space below. Bedrooms two and three are located at the rear of the property. Both have part pitched ceiling and Velux windows, bedroom two is a double bedroom with built-in wardrobe cupboards above the stairwell. Bedroom three is a well-proportioned single room.

To the front of the property is a gravelled area providing ample off-road parking and a garden laid to lawn. To the rear of the property is an enclosed garden laid to lawn with patio section and decking area. There is also a shed and separate storage unit which will remain.

Viewings are highly recommended to appreciate the location and offer in hand.

GROUND FLOOR  
641 sq.ft. (59.6 sq.m.) approx.

1ST FLOOR  
517 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Directions

From our office proceed onto Nolton Street away from Derwen Road. After the traffic lights turn right on to the Rhiw hill. At the T junction turn right and cross the bridge turning left at the traffic lights. Follow this road as it passes the leisure and bowling centres on your left hand side. Take the first left hand turning on to Parkfields Road and continue along this road passing the left hand turning onto Greenfields Ave follow the road as it bears right and No 102 will be found on the left hand side indicated by a For Sale board.

### Tenure

Freehold

### Services

All Mains  
Council Tax Band D  
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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**Energy performance certificate (EPC)**

102 Parkfields Road BRIDGEND CF31 4BL	Energy rating <b>C</b>	Valid until: 1 January 2024 Certificate number: 9834-4429-8309-0302-3392
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Property type: Detached house  
Total floor area: 109 square metres

**Rules on letting this property**  
Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-epc-rating-conduct-minimum-energy-efficiency-standards-for-letting) (<https://www.gov.uk/guidance/domestic-epc-rating-conduct-minimum-energy-efficiency-standards-for-letting>).

**Energy rating and score**  
This property's energy rating is C. It has the potential to be B.  
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

The graph shows energy ratings A through G on a scale from 100 (A) to 1 (G). The current rating is C (score 69) and the potential rating is B (score 81).

<https://find-energy-certificates.service.gov.uk/energy-certificates/9834-4429-8309-0302-3392/summary>

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