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herbert r thomas

74 Parkfields Road
Bridgend, CF31 4BJ

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Asking price **£220,000**

Located on the highly sought-after Parkfields Road, this 1930s three-bedroom semi-detached home offers fantastic potential for renovation. Situated within close proximity to Bridgend town centre and Newbridge Playing Fields, the property benefits from a convenient and desirable location, making it an excellent opportunity for those looking to restore and modernise a characterful home.

Ideal renovation project with excellent potential

1930s semi-detached home

Sought-after location close to Bridgend town centre

Walking distance to Newbridge Playing Fields

Spacious front and rear gardens

Outbuildings offering additional scope for improvement





The property is entered via a PVCU double-glazed door into a welcoming entrance hallway, with a staircase rising to the first-floor landing. Doorways lead off to the lounge and dining room. The lounge features a charming bay window to the front elevation, allowing plenty of natural light to flood the space. The dining room includes a fireplace and a window overlooking the rear garden. The kitchen is fitted with a range of base and wall units, offering storage and workspace. A window to the

rear provides garden views, while a side door allows convenient access to the outdoor space.

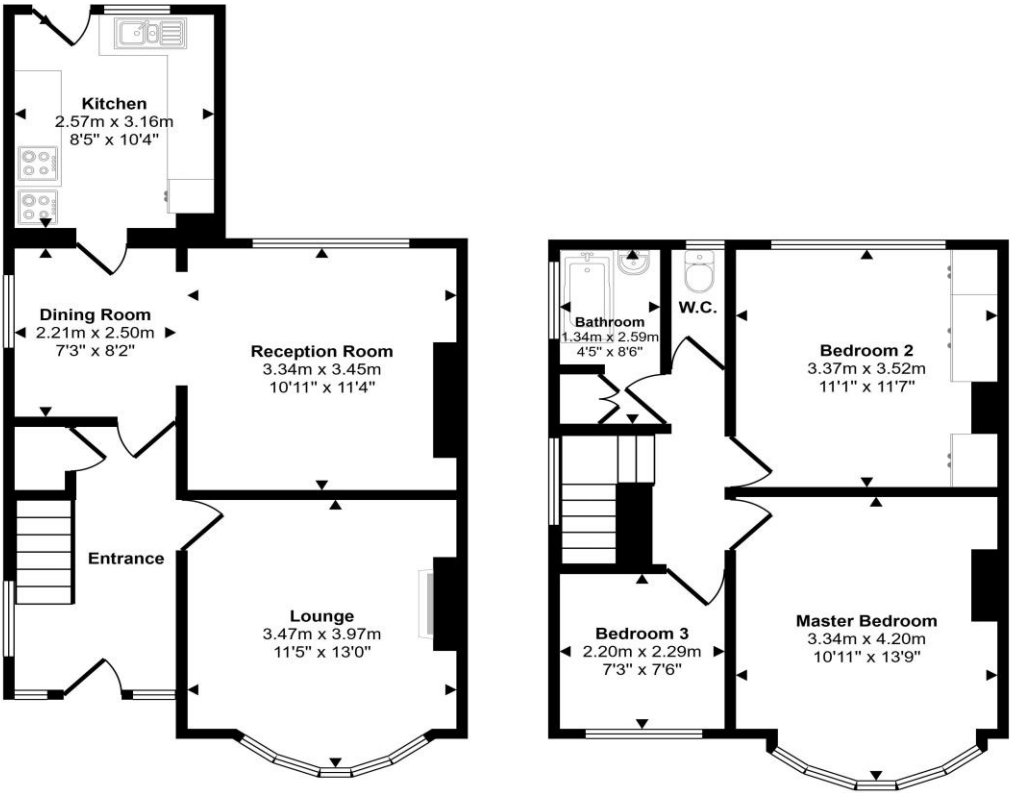
Upstairs, the landing leads to three bedrooms, a bathroom, and a separate WC. The bathroom is fitted with a two-piece suite and has a door leading to an airing cupboard housing the hot water tank. The separate cloakroom features a low-level WC. Bedrooms one and two are both generous double rooms, each

benefiting from PVCU double-glazed windows. The third bedroom is a single box room with a front-facing window. Outside To the front of the property is a spacious garden with a lawned area and a driveway, providing ample off-road parking. The rear garden is predominantly laid to lawn and features outbuildings, though they are in a dilapidated state, offering further potential for redevelopment or storage.

All services/ appliances have not and will not be tested.

PLEASE NOTE: WE ARE SELLING THIS PROPERTY FOR AN ASSETT MANAGMENT COMPANY, THE TERMS OF THE SALE DIFFER, PLEASE SPEAK WITH A MEMBER OF THE TEAM FOR FURTHER INFORMATION

**Approx Gross Internal Area
90 sq m / 974 sq ft**



**Ground Floor
Approx 48 sq m / 521 sq ft**

**First Floor
Approx 42 sq m / 453 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Tenure

Freehold

Services

All mains services
Council Tax Band E
EPC Rating

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

AWAITING EPC

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 Park Court Road and continue along this road passing the left hand turning onto Greenfields Ave follow the road as it

Viewing strictly by appointment
through Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

