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22 Parkfields Road

Bridgend,

CF31 4BH

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Asking price **£475,000**

Located in a sought-after area within walking distance of Bridgend town centre and Newbridge Fields is this spacious four-bedroom detached family home.

Extended four bedroom detached property

Desirable location just minutes from Newbridge Fields and Bridgend Town Centre

Available for sale for the first time in over 30 years

Beautiful open plan kitchen/diner with central island and bifold doors to the garden

Four bathrooms

Detached double garage with separate annex style accommodation above

Off road parking for multiple vehicles





This spacious four-bedroom detached family home is located in a sought-after area within walking distance of Bridgend town centre and Newbridge Fields and comes complete with a double garage and separate annex style accommodation above. Offered to the market for the first time in over 30 years, the property boasts spacious and versatile accommodation including multiple reception areas, a stunning open-plan kitchen/dining space, and a stylish ground-floor shower room. The first floor offers well-proportioned bedrooms and a contemporary family bathroom with the main bedroom featuring an ensuite. Outside, the property enjoys a private rear garden with patio and decked areas, a double garage with utility space, and a self-contained annex above—ideal for guests, extended family, or home office use. This is a rare opportunity to acquire a substantial home which has been lovingly maintained and thoughtfully extended to provide generous and versatile accommodation, ideal for modern families or multigenerational living.

Ground Floor The property is entered via a double-glazed front door into a spacious and welcoming entrance hallway. This bright area features attractive wooden block flooring, a staircase leading to the first floor, a window to the front, and an under stairs storage cupboard. Doors open to both the kitchen and lounge, with a striking floor-to-ceiling glazed panel between the hall and kitchen, allowing natural light to flow through. The lounge is a generous dual-aspect room with a large window overlooking the front garden and two leaded windows to the rear. The elegant wooden block flooring continues throughout, complementing a central fireplace with open fire and two contemporary vertical radiators on either side. At the heart of the home is a stunning open-plan kitchen and dining area. This impressive space enjoys bifold doors opening out onto the rear garden. The kitchen is fitted with an extensive range of base, wall, and drawer units, a large central island with breakfast bar, glass splash back, and tiled flooring. Integrated appliances include two John Lewis ovens, an induction hob, fridge, and dishwasher. A Worcester floor-standing combi boiler is concealed within a cupboard, while electric skylights and stylish rear-facing windows enhance the light to the room. The kitchen benefits from electric underfloor heating. From the kitchen, there is access to a cozy secondary sitting room and a modern downstairs shower room. The sitting room features wooden strip flooring, French doors to the front garden, a large mirrored wall, and a vertical radiator. The shower room is finished to a high standard, comprising a three-piece suite with a thermostatic rainfall shower, WC, and vanity unit with inset wash basin. Walls and flooring are fully tiled, and there is a heated chrome towel rail, fitted mirror, and a window to the side.

First Floor Carpeted stairs lead to a light and airy landing, complete with a wooden banister and glass balustrade panels. The landing provides access to four bedrooms and the family bathroom, as well as a hatch to the loft space. The main bedroom, positioned to the front of the property, is a generous double with wooden block flooring. A door leads to a modern ensuite shower room, fitted with a three-piece suite including a thermostatic rainfall shower, WC, and vanity unit with inset wash basin. There are two windows allowing plenty of light, part-tiled walls, tiled flooring, a heated chrome towel rail, and additional fitted units offering hanging, storage and drawer storage. Bedroom two is another spacious double to the front, with fitted carpet and a freestanding wardrobe providing ample storage. Bedroom three is a further double, positioned to the rear with twin windows overlooking the garden. Bedroom four, currently used as a study, is a well-proportioned single room with a feature front window, fitted carpet, and built-in storage cupboard. The family bathroom offers a touch of luxury, featuring a freestanding slipper bath with handheld shower attachment, a vanity unit with inset wash basin, and a WC. Walls are part-tiled, and the room includes tiled flooring, a window to the rear, heated towel rail, mirrored cabinet, and wall lighting.

Outside Bifold doors from the kitchen open onto a patio area which connects to a decked seating space—perfect for entertaining or relaxing outdoors. The garden is mainly laid to lawn with a raised patio area enclosed by a beautiful stone-built wall, offering excellent privacy. A pathway runs down the side of the property between the main house and the garage, providing access to both the garden and annex. The double garage beneath the annex benefits from power, lighting, utility space, and an up-and-over electric door, providing excellent storage and practicality. Annex Concrete steps with a modern glass balustrade lead up to the self-contained annex situated above the garage. A UPVC entrance door opens into an area ideal for a kitchenette, with wooden flooring and a front-facing window. An archway leads through to a spacious open-plan living and bedroom area, featuring continued wooden flooring and a large window to the front. There is ample room for a double bed, sofa, and storage, making it a perfect guest suite, home office, or potential rental opportunity. The annex also includes a stylish shower room comprising a three-piece suite with thermostatic shower, WC, and pedestal wash basin. The room benefits from splash back tiling, wooden flooring, and a window for natural light.





Tenure

Freehold

Services

All mains services

Council Tax Band F

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 on Derwen Road, follow the road North bearing left at the T-Junction. At the roundabout bear left onto Tondy Road. At the next set of traffic lights bear right onto Park Street. Follow this road for approximately 500m taking the next left and then the first right onto Parkfields Road. The property will be found approximately 300m on the right hand side. From our office on Derwen Road, follow the road North bearing left at the T-Junction. At the roundabout bear left onto Tondy Road. At the next set of traffic lights bear right onto Park Street. Follow this road for approximately 500m taking the next left and then the first right onto Parkfields Road. The property will be found approximately 300m on the right

**Viewing strictly by appointment
through Herbert R Thomas**

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**The Toll House, 1 Derwen Road, Bridgend,
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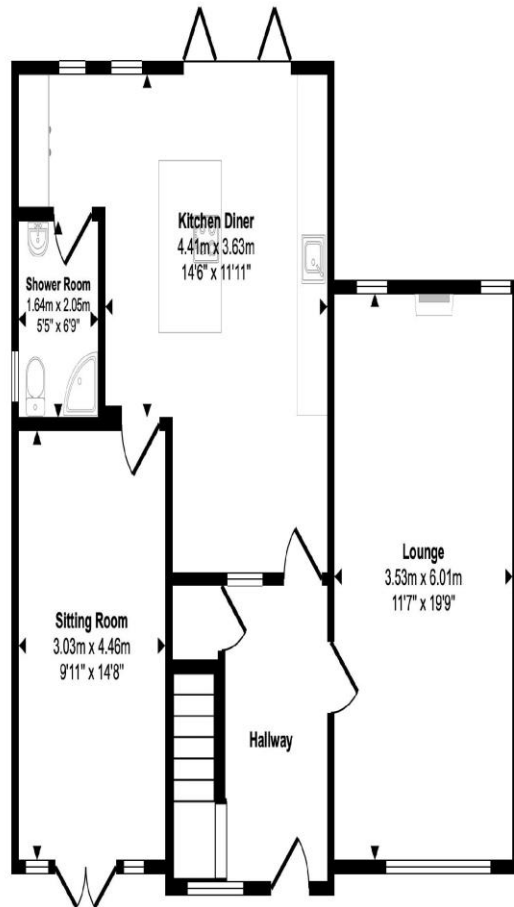
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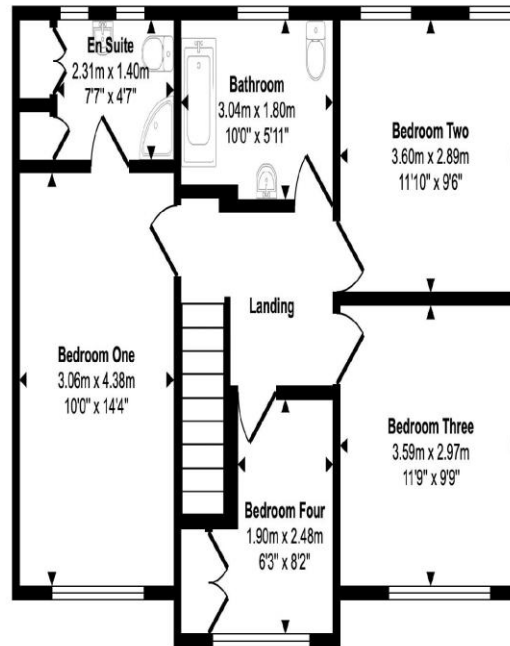
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



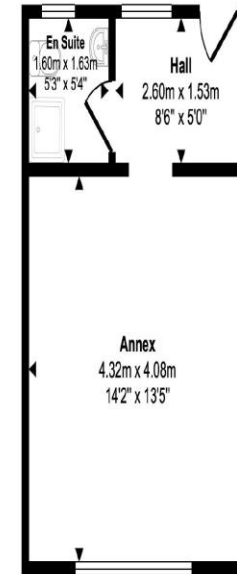
Approx Gross Internal Area
186 sq m / 2005 sq ft



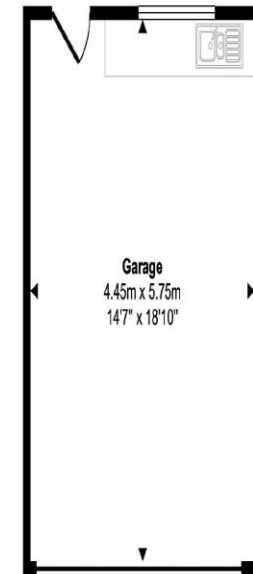
Ground Floor
Approx 74 sq m / 795 sq ft



First Floor
Approx 62 sq m / 663 sq ft



Outbuilding
Approx 25 sq m / 271 sq ft



Garage
Approx 26 sq m / 275 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.

