



Parkfields Road
Bridgend



STEPHENS
& PARTNERS



Parkfields Road £345,000

Three Bedrooms

Individually Designed

Family Kitchen/ Dining &

Reception Room

Separate Lounge

Downstairs WC

Utility Room

Feature Vaulted Ceiling

Garage

Enclosed Gardens

Solid Oak doors throughout

LVT Flooring

No Chain



A great opportunity has arisen to purchase this individually designed home with many internal and external features. Early viewing is highly recommended to avoid disappointment.

With so much light coming into the home the developer has had great vision to use this natural light and light up many areas giving features not seen in many other homes.

Entrance via uPVC glazed door and feature vaulted window to front brings in volumes of light into the hallway and a great feature to the exterior look of this new home.

Vinyl Wood flooring, Radiator, power points, feature double height vaulted ceiling, carpeted stairs to first floor landing, on one side of the hall way is a wooden door to the lounge and the other side has a oak door to;

Kitchen/Diner/Reception

6.6m x 3.6m

A beautifully appointed light and spacious room which serves a multi-purpose of living spaces. Large uPVC Double Glazed window to side, breakfast bar with inset stainless steel sink unit. A good selection of high and low level units with built in oven, hob & extractor fan. Integrated fridge, separate freezer & dishwasher. Vinyl wood flooring, downlighting, power points, radiators, uPVC double glazed door to rear, wooden door to under stairs storage. Open access from the side of the kitchen into a very light.

Dining area

3.2m x 2.5m

What a great place to eat and a relaxing feel overlooking the garden uPVC double glazed windows and doors to side garden, vinyl wood flooring, radiator, power points, downlighting.

Utility Room

1.6m x 1.6m

Work surface and low level unit, plumbing for washing machine and separate space for tumble dryer. Vinyl wood flooring, Wall mounted combination boiler, oak door to;

Downstairs WC

1.6m x 1.6m

uPVC double glazed window to rear, vinyl wood flooring, feature vanity unit with built in low level w.c and wash hand basin, heated chrome towel rail, extractor fan.

Reception 1

4.8m x 3.4m

uPVC doors to side garden, vinyl wood flooring, radiator, power points.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Landing

Fitted carpet, oak doors to all rooms.

Bedroom 1

4.6m x 3.4m

uPVC double glazed window to front, fitted carpet, radiator, power points, oak door to;

En suite

2.4m x 1.9m

Beautifully appointed room with glazed sliding door to shower cubicle which is fully tiled with built in illuminated display areas, twin shower with rain effect and standard shower heads. Tiled flooring which matches the flooring downstairs, feature vanity unit with built in low level w.c and wash hand basin, double glazed window to rear, heated chrome towel rail, extractor fan.

Bedroom 2

3.6m x 3.4m

uPVC double glazed window to front, radiator, fitted carpet, power points.

Bedroom 3

3.1m x 2.7m

uPVC double glazed window to rear, fitted carpet, radiator, power points.

Bathroom

2m x 1.7m

Fitted with a matching suite comprising of panelled bath, feature vanity unit with built in low level w.c and wash hand basin, part tiled, tiled flooring to match the flooring on the ground floor, heated chrome towel rail.

Exterior

Front

Garden mainly laid to lawn with a selection of shrubs to side. Pathway from front leading to both side gardens and access to the front entrance of the house. Driveway leading to;

Garage

5m x 3.7m

Large garage with up and over door, electric supply, plenty of storage via shelves and rafters, power points, lighting.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Side

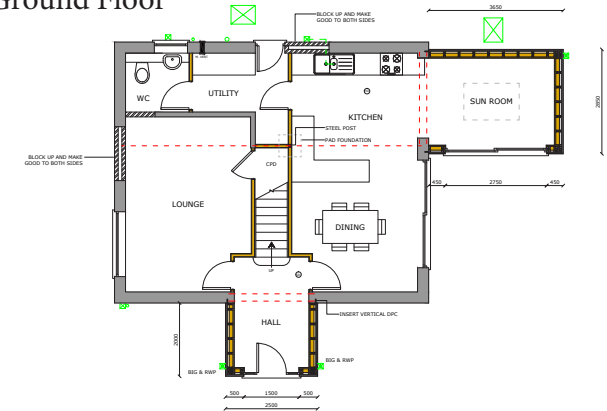
To the left of the property the garden is mainly laid to lawn with pathway leading to side door and rear access of the property. Established conifers line the edge of the garden, which gives additional seclusion, however if these were to be taken away, the garden size would virtually double.

To the other side of the garden there is an enclosed patio garden.

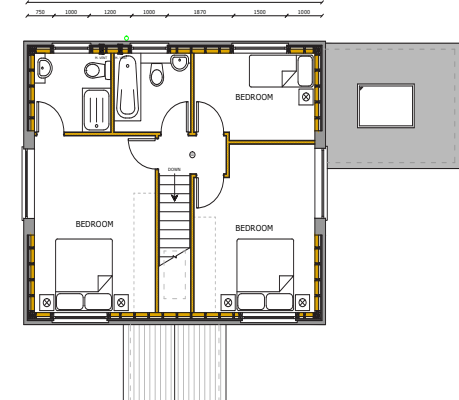
As the sun rises in the morning, this secluded patio area is ideal outdoor dining.

If you enjoy the sun, this area is a sun trap and with the way that the garage roof slopes over the side garage wall creating a overhang it gives a natural storage area ideal for keeping chairs and barbeques out of the rain.

Ground Floor



First Floor



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.