



12, Parcau Road  
Bridgend, CF31 4TA

Watts  
& Morgan



# 12, Parcau Road

Bridgend CF31 4TA

**£300,000 Freehold**

**3 Bedrooms | 1 Bathrooms | 2 Reception Rooms**

An extended 3 bedroom semi-detached property modernised to a high standard. This spacious property offers a suburb contemporary open plan kitchen / living room with bi-folding doors to the rear garden. Situated in a popular location just a short walk from Bridgend town centre and Newbridge playing fields. The property is located with great access to local reputable schools and close proximity to J36 of the M4 Motorway. Accommodation comprises; entrance hall, lounge, WC, open plan kitchen/ dining/ living room. First floor 2 double bedrooms, 1 single room and a modern family bathroom. Externally the property offers a private driveway with off road parking for 2 vehicles, single garage, well maintained rear garden and a bespoke home office with power and wired internet connection.

## Directions

\* Bridgend town centre - 1.2 Miles \* Cardiff - 22.0 Miles \*  
J36 of the M4 - 4.0 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

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### ABOUT THE PROPERTY

Entered through a composite front door into the welcoming hallway with original parquet wood block flooring and a carpeted staircase rises to the first floor landing. There is access off the hallway into the ground floor WC. Fitted with a WC and a wall mounted wash hand basin with a window to the side. To the front of the property is the lounge, a great sized reception room with continuation of the parquet flooring and a bay window to the front aspect. There is an open fireplace with a concrete hearth and an oak mantle. Double doors open into the open plan kitchen / dining / living room. To the rear is the suburb open plan living space with ample space for lounge and dining furniture with LVT flooring and aluminium bi-folding doors opening out onto the rear garden. There is recessed spot lighting and two sets of sky light windows. The kitchen has been fitted with a range of coordinating shaker style wall and base units with complementary worksurfaces over. There is a central island with a breakfast bar area and space for high stools. Integrated appliances to remain include; 4-ring induction hob with extractor fan over, oven/ grill, microwave and fridge / freezer. There is a stainless sink with a swan neck tap and space for a washing machine and dishwasher. The kitchen has tiling to the wall and a window to the side.

The first floor landing offers carpeted flooring and a window to the side. Bedroom is a spacious double bedroom with carpeted flooring and a bay window to the front. Bedroom two is a second double bedroom with carpeted flooring, fitted wardrobes and a window overlooking the rear garden. The third bedroom is a comfortable single room with carpeted flooring, access to the loft hatch and a window to the front. The family bathroom has been fitted with a 3-piece modern suite comprising of a panelled bath with glass screen and overhead shower, WC and a wash hand basin within unit. There is a ladder radiator, tilting to the walls, vinyl flooring and windows to the rear and side aspects.

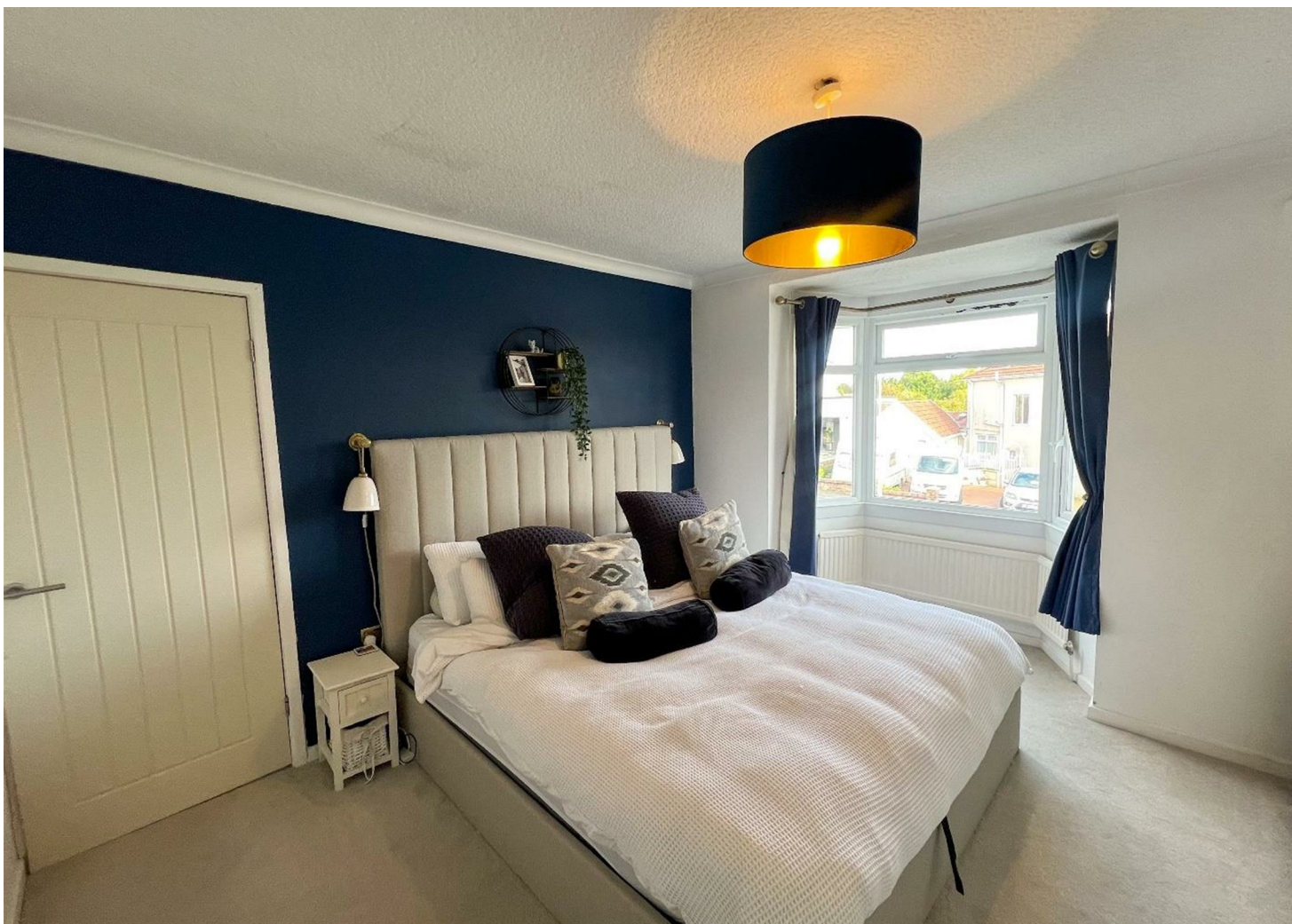
### GARDENS AND GROUNDS

Approached off Parcau road No.12 benefits from a private block Pavia driveway to the front with off road parking for 2 vehicles. There is a timber gate providing access to the single detached garage and rear garden. The garage has a manual up and over door and power supply. To the rear is a great sized well maintained garden with a patio seating area perfect for outdoor furniture. There is a further raised decked seating area and the remainder is laid to lawn. The garden benefits from a fantastic bespoke built home office. The home office is a versatile addition benefiting from a PVC door and window to the side, with laminate flooring, spotlighting, power supply and wired internet connection.

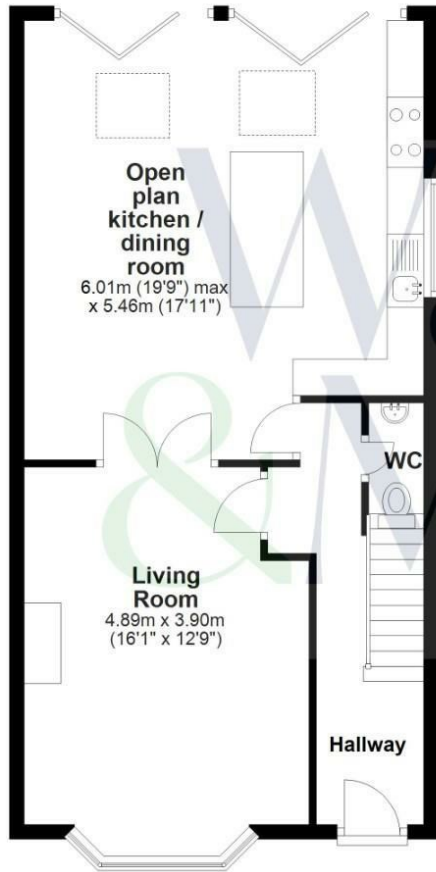
### ADDITIONAL INFORMATION

Freehold property. All mains services connected. EPC Rating "D". Council Tax band "D"

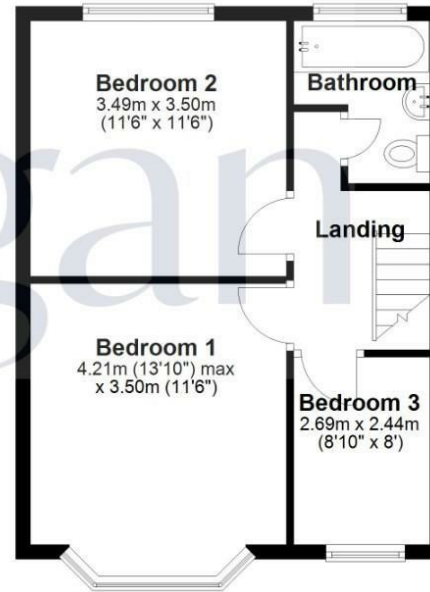
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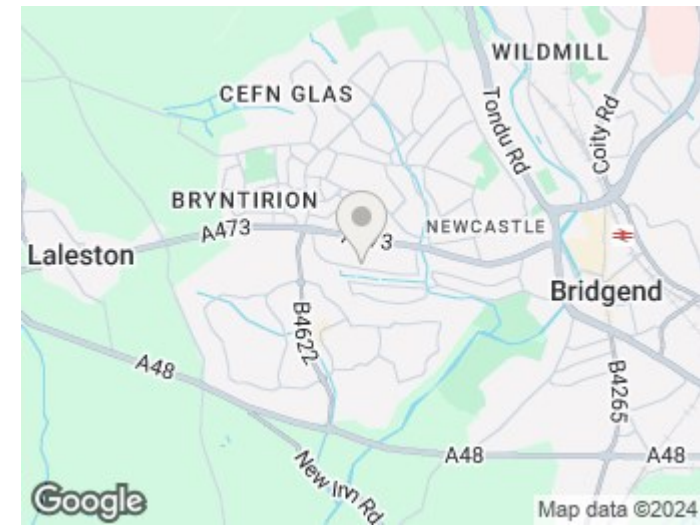
**Ground Floor**  
Approx. 60.4 sq. metres (650.5 sq. feet)



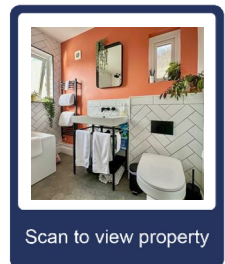
**First Floor**  
Approx. 39.5 sq. metres (425.1 sq. feet)



Total area: approx. 99.9 sq. metres (1075.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>60</b>	<b>80</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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