



36, Fairfield Road
Bridgend, CF31 3DU

Watts
& Morgan



36, Fairfield Road

Bridgend CF31 3DU

£325,000 Freehold

5 Bedrooms | 1 Bathrooms | 2 Reception Rooms

*** GUIDE PRICE £325,000 - £350,000 ***

An extended 5 bedroom semi-detached property situated in a popular location in Bridgend. Just a few minutes walk from reputable schools, Bridgend Town Centre, shops, amenities and Newbridge Fields. Offering great access to Junction 35 of the M4 Motorway. The spacious accommodation comprises; entrance hall, lounge, open-plan kitchen/dining/sitting room and WC. First floor; 4 double bedrooms, 1 single room and a family bathroom. Externally offering a private driveway and a well maintained south-facing rear garden.

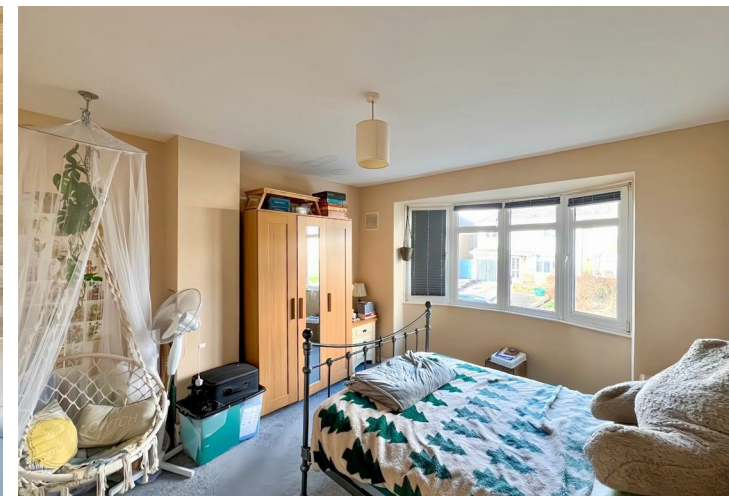
Directions

* Bridgend town centre - 1.0 Mile * Cardiff city centre - 22.0 Miles * J35 of the M4 - 4.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a composite front door into the entrance hallway with laminate flooring, a large built-in storage cupboard and a carpeted staircase rises to the first floor. To the front of the property is the main living room. It is a great sized reception room with a wood burner fitted on a slate hearth, built-in shelving, carpeted flooring and a bay window to the front. To the rear is the open-plan kitchen/dining/sitting room. It is a great sized family room with continuation of laminate flooring, windows over-looking the rear garden and French doors opening out to the rear garden. There is ample space for lounge and dining furniture. The kitchen has been fitted with a range of coordinating shaker style wall and base units with complementary laminate work surfaces over. Integrated appliances to remain include; 4-ring gas hob with oven, grill and extractor hood over. There is space provided for a freestanding fridge/freezer, washing machine and dishwasher. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and a wash hand basin. With vinyl flooring, tiled splash-backs, a window to the side and a built-in storage cupboard housing the gas combination boiler.

The first floor landing offers carpeted flooring and access to the loft hatch.

Bedroom One is a double bedroom with a bay window to the front and carpeted flooring. Bedroom Two and Three are both further double bedrooms with carpeted flooring and windows overlooking the rear. Bedroom Four is a double bedroom with carpeted flooring and a Velux skylight window. Bedroom Five is a single room with carpeted flooring and windows to the front.

The family bathroom is fitted with a 3-piece suite comprising of a panelled bath with over-head shower and glass screen, WC and a wash hand basin set within a vanity unit. With tiled flooring, partly tiled walls and a window to the side.

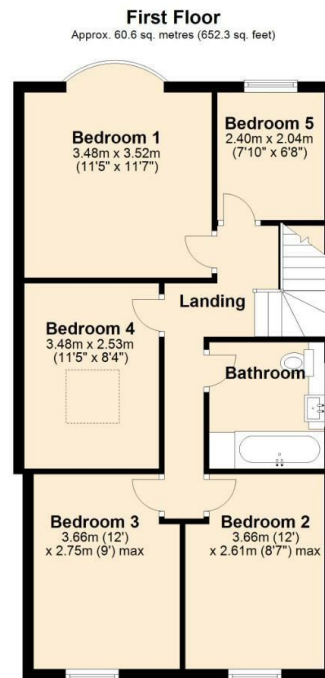
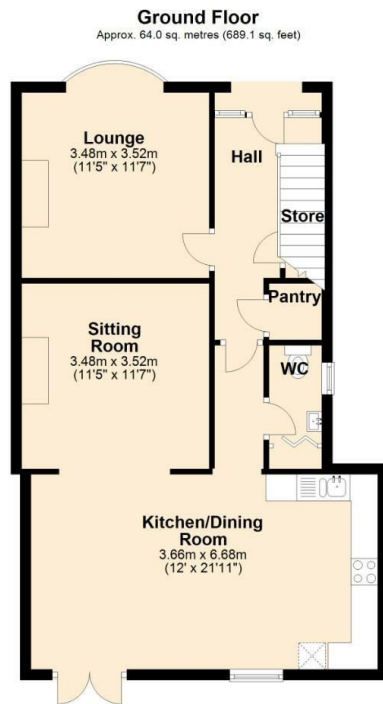
GARDENS AND GROUNDS

Approached off Fairfield Road, no. 36 has a driveway to the front and side with off-road parking. There is an EV car charging point to remain and access around to the rear garden. To the rear is a well maintained south-facing garden with a raised decked area perfect for outdoor furniture with a glass balustrade and steps lead down to an enclosed lawned section with an outdoor storage shed.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'D'.

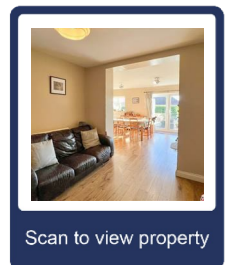




Total area: approx. 124.6 sq. metres (1341.4 sq. feet)
36 Fairfield Road, Bridgend



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	82
England & Wales		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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