



37, Fairfield Road
Bridgend, CF31 3DT

Watts
& Morgan



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Price Guide - £275,000 - £290,000

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

**** GUIDE PRICE £275,000 - £290,000 ****

A beautifully renovated three bedroom traditional semi-detached property situated in a popular location on the south side of Bridgend. Located within a short walk from reputable schools, Bridgend Town Centre, Newbridge Playing Fields and great access via Junction 35 and 36 of the M4 for commuters. Accommodation comprises of entrance hall, lounge, open plan kitchen/dining room, ground floor WC. First floor landing, two spacious double bedrooms, one single bedroom and a modern 4-piece family bathroom. Externally offering a double driveway to the front with off-road parking for 3 vehicles, EV car charging point, landscaped rear garden with bespoke garden room/home office with power and air conditioning.

Directions

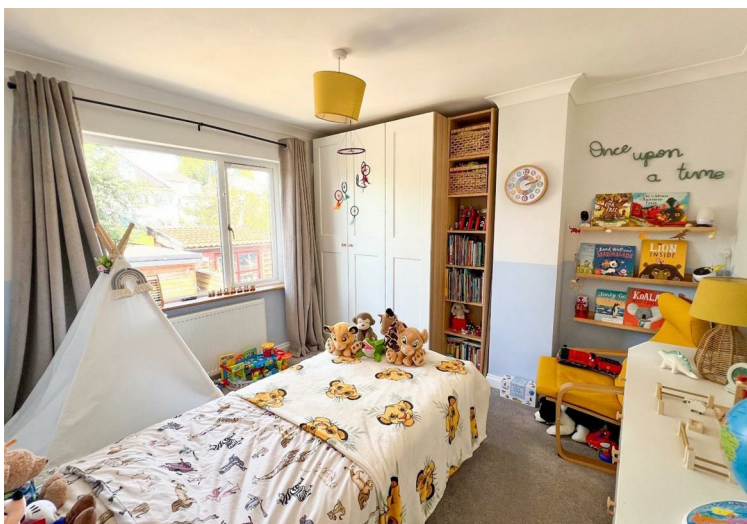
* Bridgend Town Centre - 0.9 Miles * Cardiff City Centre - 19.5 Miles * J36 of the M4 Motorway - 3.5 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a PVC front door into an entrance hallway with herringbone style laminate flooring and carpeted staircase leads to the first floor. The ground floor WC is fitted with a 2-piece suite comprising of a wall mounted wash-hand basin and a WC with tiled splashbacks and tiled flooring.

To the front of the property is the living room, it's a spacious reception room with a bay window overlooking the front, continuation of herringbone style laminate flooring and a central feature gas fireplace. To the rear of the property is the open plan kitchen/dining room. The kitchen has been fitted with a range of coordinating shaker style wall and base units with complementary laminate work surfaces over with a separate island with space for high stools. The kitchen benefits from coordinating splashbacks, continuation of the herringbone style laminate flooring, large window to the rear garden and patio doors opening out to the rear. Integrated appliances include the freestanding cooker with 5-ring gas hob, oven, grill and extractor hood and integrated dishwasher. Space is provided for further appliances and a freestanding dining table.

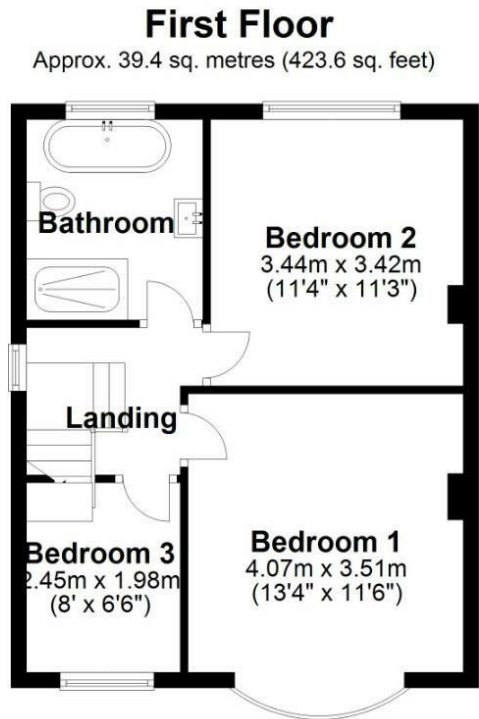
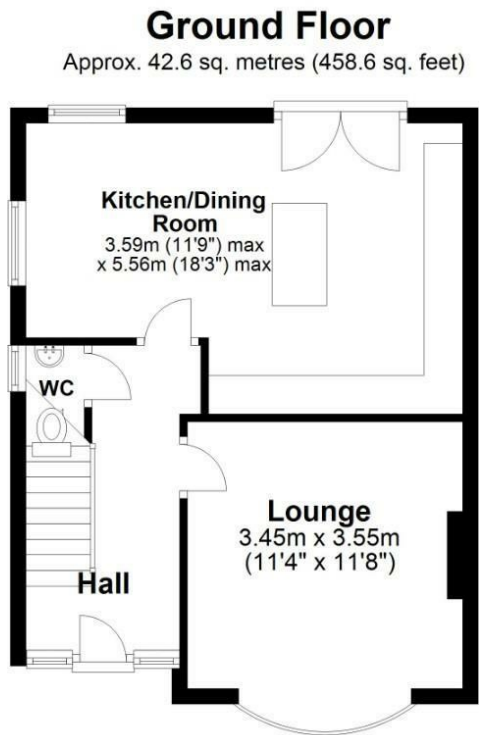
The first floor landing offers carpeted flooring and all doors lead off. Bedroom one is a double bedroom with a bay window overlooking the front with a built-in seating area, carpeted flooring and space for fitted wardrobes. Bedroom two is a second double bedroom with carpeted flooring, alcove for wardrobes and window to the rear. Providing access to the partially boarded loft with a pull-down ladder and houses the gas combination boiler. Bedroom three is a comfortable single room with carpeted flooring and windows to the front. The family bathroom has been fitted with a modern 4-piece suite comprising of a double walk-in shower with panelled walls and glass screen, a freestanding double ended bath with freehand shower head, a wash-hand basin set within a vanity unit and WC with tiled flooring, partly tiled walls, spotlighting and window to the rear.

GARDENS AND GROUNDS

Approached off Fairfield Road No.37 benefits from a double tarmac driveway to the front with off-road parking for 3/4 vehicles in front of the property, an EV charging point and gate providing access around to the rear. To the rear is a landscaped garden with a lower private patio area perfect for outdoor furniture, steps lead up to a lawned section with raised planting borders all enclosed via timber fencing. There is a bespoke built garden room with double doors, laminate flooring, full power supply, air conditioning and recessed spotlighting.

ADDITIONAL INFORMATION

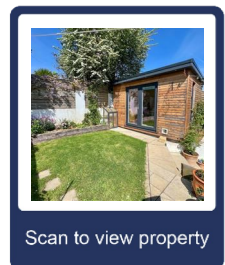
Freehold. All mains services connected. EPC Rating "D". Council Tax Band "D". Solar Panels to remain.



Total area: approx. 82.0 sq. metres (882.2 sq. feet)



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		
	59	83
England & Wales		
EU Directive 2002/91/EC		





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