



Parkfields Road, offers over £300,000

- Traditional 3 bedroom semi-detached
- Garage and driveway
- No ongoing chain
- Council Tax Band F
- Generous rear garden
- EPC Rating: C



 3  2  2



About the property

Situated in the highly desirable Parkfields Road, Bridgend, this extended three-bedroom semi-detached home offers spacious family living and is available with no ongoing chain.

Retaining its traditional charm, the property features an inviting entrance hall, a separate living room with a bay window, and a rear lounge/diner. The extended kitchen with a dining area provides direct access to the generous rear garden. Upstairs, the home boasts three well-proportioned bedrooms all with fitted wardrobes, with the master benefiting from an extension and en-suite, a second double bedroom with a bay window, a single third bedroom, and a family bathroom.

Externally, there is a lawned front garden with mature shrubs, a driveway leading to a garage, and a beautifully maintained rear garden with a spacious decking area, patio, and lawn. A fantastic opportunity in a sought-after location. Early viewing is highly recommended.



Accommodation

Entrance Hall

Living Room

12' max x 13' max into bay (3.66m max x 3.96m max into bay)

Lounge/Diner

10' 5" x 20' 9" (3.17m x 6.32m)

Kitchen/Diner

7' 8" x 16' 4" (2.34m x 4.98m)

First Floor

Landing

Bedroom One

10' 6" x 21' (3.20m x 6.40m)

Ensuite

Bedroom Two

10' 6" max into wardrobe x 11' 3" max into bay (3.20m max into wardrobe x 3.43m max into bay)

Bedroom Three

7' 10" x 10' 7" (2.39m x 3.23m)

Bathroom

Front And Rear Gardens

Garage

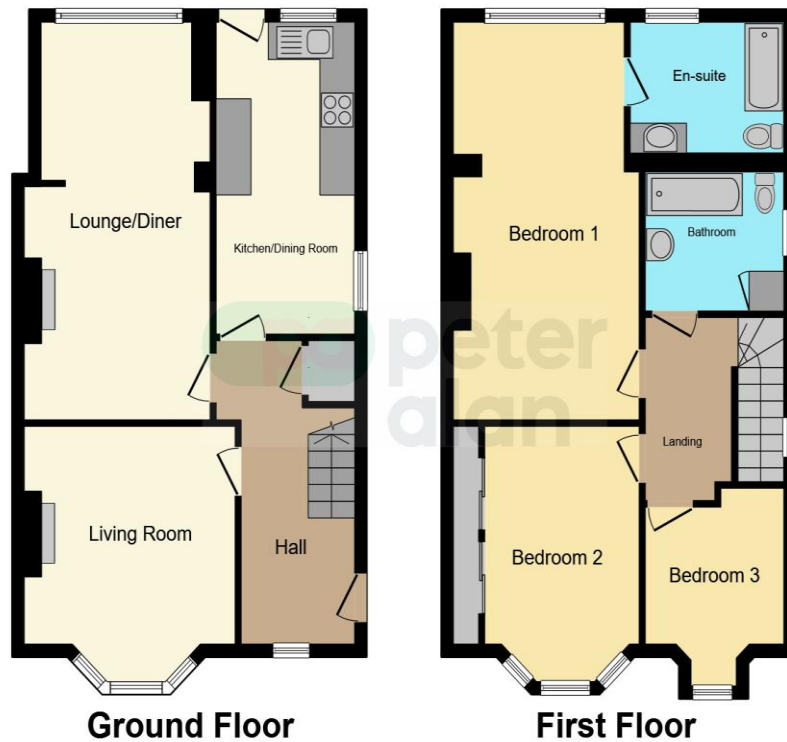
Agent Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

01656 657201

bridgend@peteralan.co.uk

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let