



The Ivies, Parkfields Road, Bridgend,
Bridgend. CF31 4BL

£237,000

PJC PAYTON
JEWELL
CAINES

The Ivies, Parkfields Road, Bridgend, Bridgend. CF31 4BL

A unique and individually designed detached house presented to a high standard throughout. Conveniently positioned for Bridgend town centre and Newbridge fields is within walking distance. The property offer spacious accommodation comprising three reception rooms and two en suites.

£237,000 - Freehold

- Individually designed five bed detached
- Three good size reception rooms
- Study/craft room, plus music room EPC=C
- Two bedrooms with en suites/EPC=C
- Refurbished kitchen/bathroom
- Enclosed gardens/off road parking



ENTRANCE

Via PVCu double glazed front door into:

ENTRANCE PORCH

Skimmed ceiling. Emulsioned walls. PVCu double glazed window to front of property. Multi glazed door into:

ENTRANCE HALL

Welcoming entrance hall. Skimmed ceiling with inset ceiling lights. Emulsioned walls. Ceramic floor tiles. Staircase to first floor with fitted carpet and feature wallpaper to one wall.

DOWNSTAIRS CLOAKROOM

Skimmed ceiling with inset ceiling lights. Papered walls. Tiled flooring. Two piece suite comprising of low level WC and hand basin set within vanity unit with chrome mixer tap. Chrome towel rail heater. Extractor fan.

LOUNGE (14' 11" x 9' 5") or (4.55m x 2.86m)

Skimmed and coved ceiling. Emulsioned walls with one wall feature wallpaper. Solid bamboo flooring. Radiator. PVCu double glazed window to front. Arch feature into:

MUSIC ROOM (7' 9" x 7' 5") or (2.35m x 2.26m)

Skimmed and coved ceiling. Emulsioned walls with one wall feature wallpaper. Bamboo flooring. PVCu double glazed patio doors to front onto patio sitting area. Archway into:

INNER PASSAGE

Skimmed ceiling with inset ceiling lights. Emulsioned walls with one wall feature wallpaper. Bamboo flooring.

STUDY / CRAFT ROOM (7' 10" x 4' 4") or (2.38m x 1.32m)

Skimmed ceiling. Emulsioned walls. Laminate flooring. Fitted drawers to remain. PVCu double glazed window to side. Door into:

BEDROOM 5 (10' 4" x 7' 9") or (3.16m x 2.35m)

Skimmed ceiling. Two wall emulsioned and two with feature wallpaper. Fitted carpet. Radiator. PVCu fully double glazed door with matching side screen to rear onto decked area. Two high level windows to side of property.

EN-SUITE

Skimmed ceiling. Feature papered walls with tiled splash back. Wall hung hand basin and fully tiled shower cubicle with electric shower.

KITCHEN (15' 6" x 8' 6") or (4.72m x 2.60m)

Skimmed and coved ceiling. Part emulsioned/part feature wallpaper walls. Modern fitted kitchen comprising of a range of wall and base units in walnut with complimentary work surfaces. Attractive tiled splash back areas. Four ring electric hob and double oven. Extractor hood. Single drainer sink unit with mixer tap. Glass display cabinet and down lights. Pull out Larder. Built in dishwasher and fridge / freezer. Ceramic floor tiles. PVCu double glazed window to side and rear. French doors to rear. Door into Utility. Arch feature into second reception room.



UTILITY

Skimmed ceiling. Emulsioned walls with two walls feature wallpaper. Ceramic floor tiles. Plumbing for washing machine. Ample space for further appliances. PVCu double glazed window to side.

FAMILY ROOM (13' 1" x 10' 4") or (3.99m x 3.16m)

Skimmed and coved ceiling. Emulsioned walls with one wall feature wallpaper. Modern vertical radiator. Laminate flooring. PVCu double glazed French doors with matching side panels to rear garden.

FIRST FLOOR LANDING

Skimmed ceiling. Access into attic. Emulsioned walls with one wall feature wallpaper. The landing continues along to a welcoming conservatory area.

CONSERVATORY

The conservatory gives spectacular views of surrounding area. PVCu double glazed units. Fitted carpet. TV point.

FAMILY BATHROOM (7' 3" x 6' 6") or (2.20m x 1.98m)

Skimmed ceiling. Fully tiled walls with Italian natural stone tiling. Three piece suite comprising of low level WC, hand basin set on tiled shelf with chrome tap and tiled panel P shaped Jacuzzi bath with mains fed shower over. PVCu frosted double glazed window to side of property.

BEDROOM 1 (10' 6" x 9' 5") or (3.21m x 2.87m)

Skimmed ceiling. Two emulsioned walls and two wall feature wallpaper. Fitted carpet. White towel rail heater. PVCu double glazed patio doors onto Juliet balcony. Glass sliding door into:

EN-SUITE

Skimmed ceiling with inset ceiling lights. Italian natural stone walls and flooring. Three piece suite in white comprising of low level WC, hand basin set within unit and corner panelled Jacuzzi bath with overhead rainforest shower and built in radio. Shaver point. Extractor fan. PVCu double glazed window to side of property.

BEDROOM 2 (10' 11" x 10' 6") or (3.33m x 3.21m)

Skimmed ceiling. Emulsioned walls with one wall feature wallpaper. Fitted carpet. Radiator. PVCu double glazed window to rear of property.

BEDROOM 3 (9' 7" x 8' 2") or (2.91m x 2.48m)

Skimmed ceiling. Two walls emulsioned and two walls feature wallpaper. Fitted carpet. Radiator. PVCu double glazed window to side of property.

BEDROOM 4 (9' 6" x 5' 11") or (2.89m x 1.81m)

Skimmed ceiling. Emulsioned walls with one wall feature wallpaper. Fitted carpet. Radiator. PVCu double glazed window to side of property.

OUTSIDE

South facing wrap around rear garden comprising of substantial decking area, large patio and section laid to ornamental stones with water play flooring. The garden has a variety of mature shrubs, raised beds and a feature twisted hazel tree, all surrounded by high wall giving complete privacy.



DIRECTIONS

On leaving Bridgend via Park street taking a first left turning and right again onto Parkfields where the property can be found.



For more photos please see www.pjchomes.co.uk

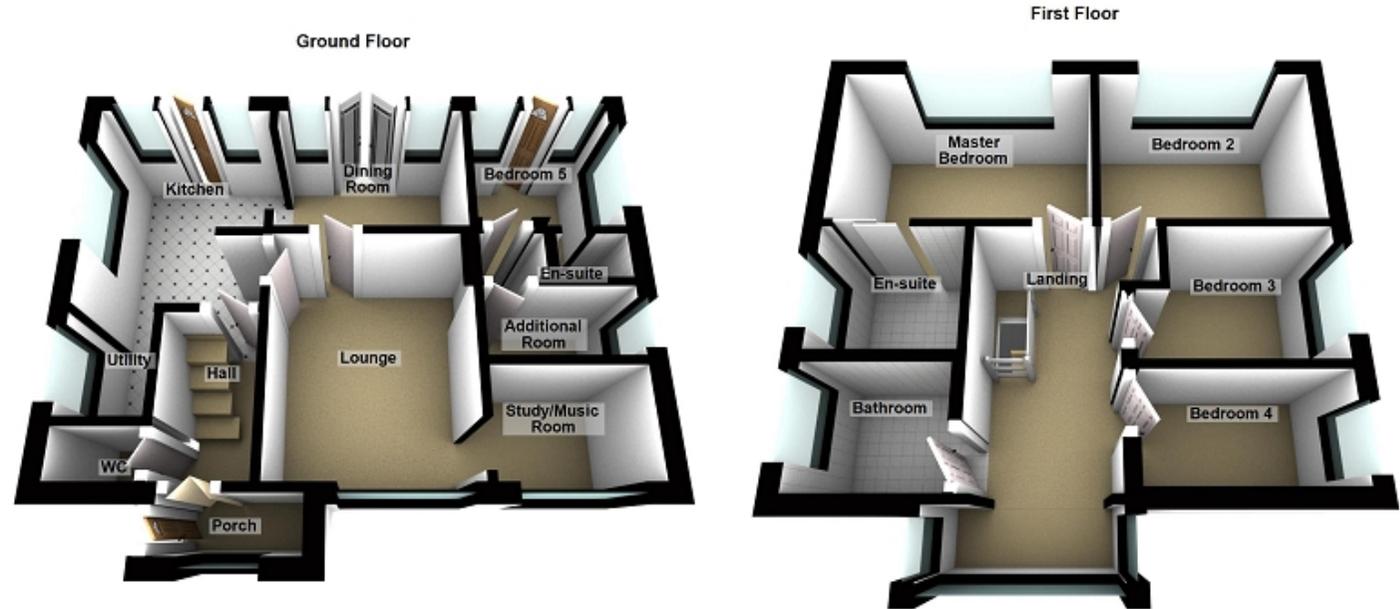
Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines.



www.pjchomes.co.uk

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