



Fairfield Road, Bridgend. CF31 3DT

£179,950

PJC PAYTON
JEWELL
CAINES

Fairfield Road, Bridgend. CF31 3DT

We are pleased to offer this traditional three bedroom extended semi detached house, situated at the South side of Bridgend which is within close proximity to Bridgend town. This delightful home offers spacious accommodation throughout and viewing comes highly recommended to fully appreciate.

£179,950 - Freehold

- Extended three bedroom semi detached house
- Two reception rooms & dining room
- Modern fitted kitchen/EPC=E
- Enclosed garden to rear
- Single detached garage
- Driveway offering ample parking



DESCRIPTION

A traditional three bedroom extended semi detached house, situated on the South side of Bridgend which is conveniently positioned for Brynteg Comprehensive School along with Bridgend College and Bridgend town centre. The property benefits from three reception rooms, modern fitted kitchen, single garage and driveway offering ample off road parking. Viewing comes highly recommended to fully appreciate this delightful family home.

ENTRANCE

Access via PVCu part panelled and part decorative front door into entrance hallway.

ENTRANCE HALLWAY

Skimmed and coved ceiling. Emulsioned walls with one wall feature wallpaper. Radiator. Staircase leading to first floor. Under stairs storage and separate cupboard housing Baxi boiler. PVCu frosted double glazed window to side. Maple solid wood flooring.

RECEPTION 1/LOUNGE (12' 7" x 11' 4") or (3.83m x 3.45m)

Papered and coved ceiling. Emulsioned walls. Radiator. Original fire surround, marble hearth and back plate. PVCu double glazed window set within bay to front. Stained and varnished floorboards.

RECEPTION 2 (11' 7" x 11' 4") or (3.53m x 3.45m)

Skimmed and coved ceiling. Emulsioned walls. Wall light facilities. Recessed area to chimney breast wall and shelving making a feature to the room. Radiator. Laminate flooring. Archway through into dining room.

DINING ROOM (10' 3" x 9' 6") or (3.12m x 2.90m)

Skimmed and coved ceiling. Emulsioned walls. Radiator. PVCu double glazed French doors and side screens overlooking rear garden. Laminate flooring. Archway into kitchen.

KITCHEN (19' 5" max x 7' 8" max) or (5.93m max x 2.33m max)

Papered and coved ceiling. Emulsioned walls. A range of base and wall units in Beech wood with complementary work surface. Tiling to splash back areas. Stainless steel single drainer sink unit with mixer tap. Plumbing for automatic washing machine and dishwasher. Space for free standing fridge freezer. Radiator. PVCu double glazed window to rear. Part panelled and part frosted double glazed door to side. Vinyl flooring.

FIRST FLOOR LANDING

Via dog-leg staircase with spindle balustrade. PVCu double glazed stained glass window to side. Skimmed and coved ceiling. Loft access. Emulsioned walls with two walls feature wallpaper. Fitted carpet.

FAMILY BATHROOM (8' 5" x 7' 0") or (2.57m x 2.14m)

Skimmed and coved ceiling. Emulsioned walls. Tiling to splash back areas. Three piece suite in white comprising panelled Jacuzzi bath with over head electric shower, shower rail and curtain, low level w.c. and pedestal wash hand basin. Radiator. Two PVCu frosted double glazed windows to side and rear. Vinyl flooring.

MASTER BEDROOM (11' 0" x 10' 7") or (3.36m x 3.23m)

Papered and coved ceiling. Papered walls with one wall feature wallpaper. Radiator. Built-in wardrobes. PVCu double glazed window set within bay overlooking front elevation. Fitted carpet.



BEDROOM 2 (11' 7" x 9' 9") or (3.53m x 2.97m)

Artexed and coved ceiling. Emulsioned walls with one wall feature wallpaper. Three built-in wardrobes with sliding doors. Radiator. PVCu double glazed window to rear elevation. Laminate flooring.

BEDROOM 3 (7' 10" x 7' 2") or (2.40m x 2.18m)

Skimmed and coved ceiling. Emulsioned walls. Radiator. PVCu double glazed window to front elevation. Laminate flooring.

OUTSIDE

The rear garden is enclosed and bounded by wood panel fencing. Laid to lawn with abundance of shrub borders. Patio area ideal for garden furniture. Single detached garage which is accessed via up and over door with power installed and courtesy window.

Open plan frontage offering ample off road parking to block paviour driveway. Side access leading to single garage.

DIRECTIONS

On leaving Bridgend continue along Cowbridge Road taking a right after petrol station onto Wyndham Crescent, first left onto Fairfield Road where the property can be found.

NOTE

Vertical blinds where fitted to remain.

Complete new roof September 2017.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	45	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.



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