



Parkfields, Pen-y-fai, Bridgend . CF31 4NQ

Offers In Excess Of  
£325,000



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NO ONWARD CHAIN - Four bedroom DETACHED house comprising entrance hall, TWO RECEPTION ROOMS, downstairs w.c. kitchen/breakfast room, utility, SINGLE GARAGE, bedroom one with EN SUITE, three further bedrooms, family bathroom, generous enclosed rear garden and OFF ROAD PARKING to the front.

## Offers In Excess Of £325,000 - Freehold

- Four bedroom detached house
- Sought after cul de sac development
- Open plan kitchen/breakfast room
- Two reception rooms, EPC-D
- En suite to master bedroom plus fitted wardrobes
- Generous enclosed rear garden/integral single garage



## DESCRIPTION

Introducing this generous four bedroom detached home located in a sought after cul de sac in the village of Pen-y-fai, which is located within 1 mile North West of the centre of Bridgend. The village of Pen-y-fai has a primary school, church, public house, family friendly pub and access to plenty of conservation walks. The property itself occupies a generous plot with a good size enclosed rear garden at the end of a cul de sac. Viewing recommended and the property is sold with no onward chain.

## EXTERNAL PORCH

Access via part frosted glazed door with stained glass finish and lead effect into the entrance hall.

## ENTRANCE HALL

Central light fitting to remain, coved ceiling, emulsioned walls with half height feature dado rail, skirting and fitted carpet. Ample storage space under the stairs as well as a double fitted storage cupboard. Stairs leading to the first floor and doorway through to reception two.

## RECEPTION ROOM 2 (12' 2" max x 13' 9") or (3.70m max x 4.20m)

Central light fitting to remain, coved ceiling, emulsioned walls, skirting and fitted carpet. PVCu double glazed timber framed bay window overlooking the front garden with fitted venetian blind to remain.

## CLOAKROOM/W.C

Frosted window to the side and two piece suite in vanilla comprising w.c. and wash hand basin and tiled flooring.

## LOUNGE (13' 9" x 18' 4") or (4.20m x 5.60m)

Benefiting from dual aspect natural light via double glazed timber framed sliding patio doors leading out the the rear garden with fitted vertical blind and a frosted glazed timber framed window to the side with fitted roller blind. The generous living space is finished with a central light fitting with ceiling rose and matching wall lights, coved ceiling, emulsioned walls with half height feature dado rail, skirting and fitted carpet. Wall mounted gas coal effect living flame fire with marble hearth, back plate and mantle.

## KITCHEN/BREAKFAST ROOM (17' 1" x 11' 2") or (5.20m x 3.40m)

Overlooking the rear garden via double glazed timber framed sliding patio door and double glazed timber framed window, both with fitted blinds. This good size open plan kitchen/breakfast room is finished with coved ceiling, emulsioned walls, skirting and ceramic tiled flooring. The kitchen is arranged with low level and wall mounted kitchen units in oak with complementary roll top work surface and ceramic tiles to the splash back. Inset sink with swan neck tap and drainer, integrated four gas ring hob with overhead extractor hood and eye level double electric oven. Plenty of storage and door through to the utility.

## UTILITY

Frosted window to the side, a range of wall mounted and low level kitchen units with inset sink and drainer. Plumbing for automatic washing machine and space for tumble. Space for further under counter appliance and high level fridge/freezer. Courtesy door through into the garage.



## **GARAGE (17' 5" x 10' 2") or (5.30m x 3.10m)**

Further glazed timber door leading out to the side of the property and traditional up and over door to the front, power and light. Wall mounted Worcester gas fired combination boiler.

## **LANDING**

Via stairs with fitted carpet and wooden balustrade, access to loft storage, coved ceiling with central light fitting, emulsioned walls with half height feature dado rail, skirting and fitted carpet. Double glazed timber framed window overlooking the front with fitted venetian blind, curtain pole and curtains. Large fitted storage cupboard with plenty of shelving.

## **MASTER BEDROOM (14' 1" x 13' 9") or (4.30m x 4.20m)**

Overlooking the front via double glazed timber framed window fitted with a venetian blind and finished with coved ceiling, emulsioned walls with high level feature border, wall light, skirting and fitted carpet. Floor to ceiling fitted wardrobes comprising three doubles and door through to the en suite.

## **EN SUITE**

Frosted glazed window to the side and four piece suite in white comprising w.c. bidet, wash hand basin with vanity shelf and chrome mixer tap with storage below and corner style shower cubicle with glazed doors, mains run shower and full height ceramic tiles to the wall and to the floor.

## **BEDROOM 2 (12' 4" x 9' 10") or (3.75m x 3.00m)**

Overlooking the front via double glazed timber framed window with fitted venetian blind this good size double bedroom is finished with coved ceiling, emulsioned walls, skirting and vinyl flooring.

## **BEDROOM 3 (11' 6" x 11' 2") or (3.50m x 3.40m)**

Overlooking the rear via double glazed timber framed window with fitted vertical blind is this good size double bedroom finished with coved ceiling, papered walls with one feature emulsioned wall, wall light, skirting and vinyl flooring. Floor to ceiling fitted wardrobes.

## **BEDROOM 4 (11' 2" x 9' 10") or (3.40m x 3.0m)**

Overlooking the rear via double glazed timber framed window with fitted vertical blind and finished with coved ceiling, emulsioned walls, skirting and fitted carpet with two doubles and one single fitted wardrobe and plenty of shelving.

## **FAMILY BATHROOM**

Frosted window to the rear and three piece suite comprising w.c. bath with chrome mixer tap and fitted wash hand basin with chrome mixer tap, vanity shelf with storage below, additional wall mounted bathroom cabinet and a separate shower cubicle with mains fed shower, concertina glazed door and full height ceramic tiles to the wall and floor.



## OUTSIDE

Generous enclosed south facing rear garden laid to patio and lawn with mature trees, shrubs and arbour with central pathway leading through to a large area of chipped bark. Large storage shed to remain.

To the front is off road parking for four vehicles off a shared driveway. Single integral garage which is accessed via traditional up and over door with power and light installed.

## DIRECTIONS

Upon entering the village of Pen Y Fai from Tondu Road take the first turning on the right onto Parkfields and follow the road around to the right hand side where the property can be found.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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 (CO<sub>2</sub>) 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. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

## Neath

Sales: 01639 874507  
[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)  
 Lettings: 01639 874507  
[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)