

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



21 Fairfield Road, Bridgend, Bridgend County. CF31 3DT



**£250,000**

## Main Features

- Extended 4 bedroom traditional bay fronted 1950's
- Semi detached home
- Situated on the South side of Bridgend
- Family size accommodation
- Considered to have potential for open plan internal re-modelling
- Situated within 1/2 mile from Town Centre and local schools
- Extended lounge/dining room with garden access
- Utility room, shower room & store room
- Gardens to front & rear. 2 car driveway
- Council Tax Band: E. EPC:D

## General Information

EXTENDED 4 BEDROOM TRADITIONAL BAY FRONTED 1950s SEMI DETACHED HOME, SITUATED ON THE SOUTH SIDE OF BRIDGEND, PROVIDING FAMILY SIZE ACCOMMODATION. IF YOUR LOOKING TO PLACE YOUR OWN STAMP ON YOUR NEW HOME THEN THIS HOME COULD BE FOR YOU. CONSIDERED TO HAVE POTENTIAL FOR OPEN PLAN INTERNAL REMODELLING.

Situated within 1/2 mile from Town Centre and local Schools ( Oldcastle Primary & Brynteg Comprehensive) Approximately 4 miles from the Heritage Coastline at Ogmore by Sea and Merthyr Mawr Sand Dunes and village. 1/4 mile from the A48 Road link and 3 miles from the M4 at Junction 36.

This home has accommodation comprising, ground floor hallway, sitting room, extended lounge / dining room with garden access, utility room, shower room and store room. First floor split level landing with ladder access to boarded loft space, family bathroom & 4 bedrooms. Bedroom 3 is a double aspect room with a layout that lends itself for use as a bedroom with play area / study. It also has potential for division in to 2 separate bedrooms.

Externally there are gardens to front and rear. 2 car driveway.

The property is heated by Combi gas central heating and mix of uPVC and wood double glazing.

## GROUND FLOOR

### Hallway

Main entrance door to front. Radiator. Spindled staircase to 1st floor. Laminate flooring. Gas central heating thermostat. Mains powered smoke and carbon monoxide detector.

### Sitting Room

Double glazed Bay window to front. Pebble effect electric fire with marble hearth and back plate. Sandstone effect surround. Fitted storage cabinet to alcove. Laminate flooring. Radiator. Telephone and Internet connection points.

### Lounge/Dining Room

Extended room comprising uPVC double glazed French doors to rear garden. Feature fireplace with surround. Laminate and tiled flooring. Built-in cabinet to alcove. Radiator.

### Kitchen/Breakfast Room

uPVC double glazed window to rear. A range of wall mounted and base units. One and a half bowl composite sink unit with mixer tap. Tiled splash back. Integral oven, grill, hob and extractor hood. Space for breakfast table or American style fridge freezer. Radiator. Tiled floor. Open doorway to

### Utility Room

uPVC double glazed door and window to rear garden. Wall mounted unit. Work top. Plumbed for washing machine. Space for tumble dryer. Tiled floor. Radiator. Panelled doors giving access to storeroom and shower room .

### **Shower Room**

Two arched uPVC double glazed windows to side. WC with enclosed cistern and pushbutton flush. Wall mounted hand wash basin with mono bloc tap. Split stone tiled shower cubicle with electric shower. Part tiled walls. Inset ceiling spotlights. Extractor fan.

### **Store Room**

Double wooden part glazed doors to front driveway. Tiled floor. Wall mounted Combi gas central heating boiler. Base storage unit. Door to utility room and cloakroom.

## **FIRST FLOOR**

### **Landing**

Split level landing with balustrade and spindles. Fitted carpet. Loft entrance with loft ladder leading to spacious attic space which is boarded and has an electric strip light.

### **Family Bathroom**

Window to rear. Close coupled w.c, pedestal hand wash basin & corner bath. Part tiled walls. Cushion flooring. Wall niche storage cupboard. Airing cupboard with radiator and slatted shelves. Radiator. Spotlights to ceiling.

### **Bedroom 1**

Double glazed window to front. Built in wardrobes. Ceiling and bedside lighting. Fitted carpet. Radiator.

### **Bedroom 2**

Double glazed window to rear. Built in storage cupboard. Laminate flooring.

### **Bedroom 3**

Double glazed windows to front and rear. Radiator. Laminate flooring (potential to divide into two separate rooms).

### **Bedroom 4**

Double glazed window to front. Radiator. Laminate flooring.

## **EXTERIOR**

### **Front Garden**

Laid to lawn. Driveway parking for 2 cars.

### **Rear Garden**

Two tier garden laid to lawn and concrete patio. Mature trees. Brick built walls .Garden shed. Water tap.

### **Mortgage Advice**

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at [bcb@petermorgan.net](mailto:bcb@petermorgan.net) (fees will apply on completion of the mortgage).

### **General Information**

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

### **Viewings**

Strictly By Appointment Only

### **Utilities**

Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding**

D

**Current heating type**

Combi

**Tenure**

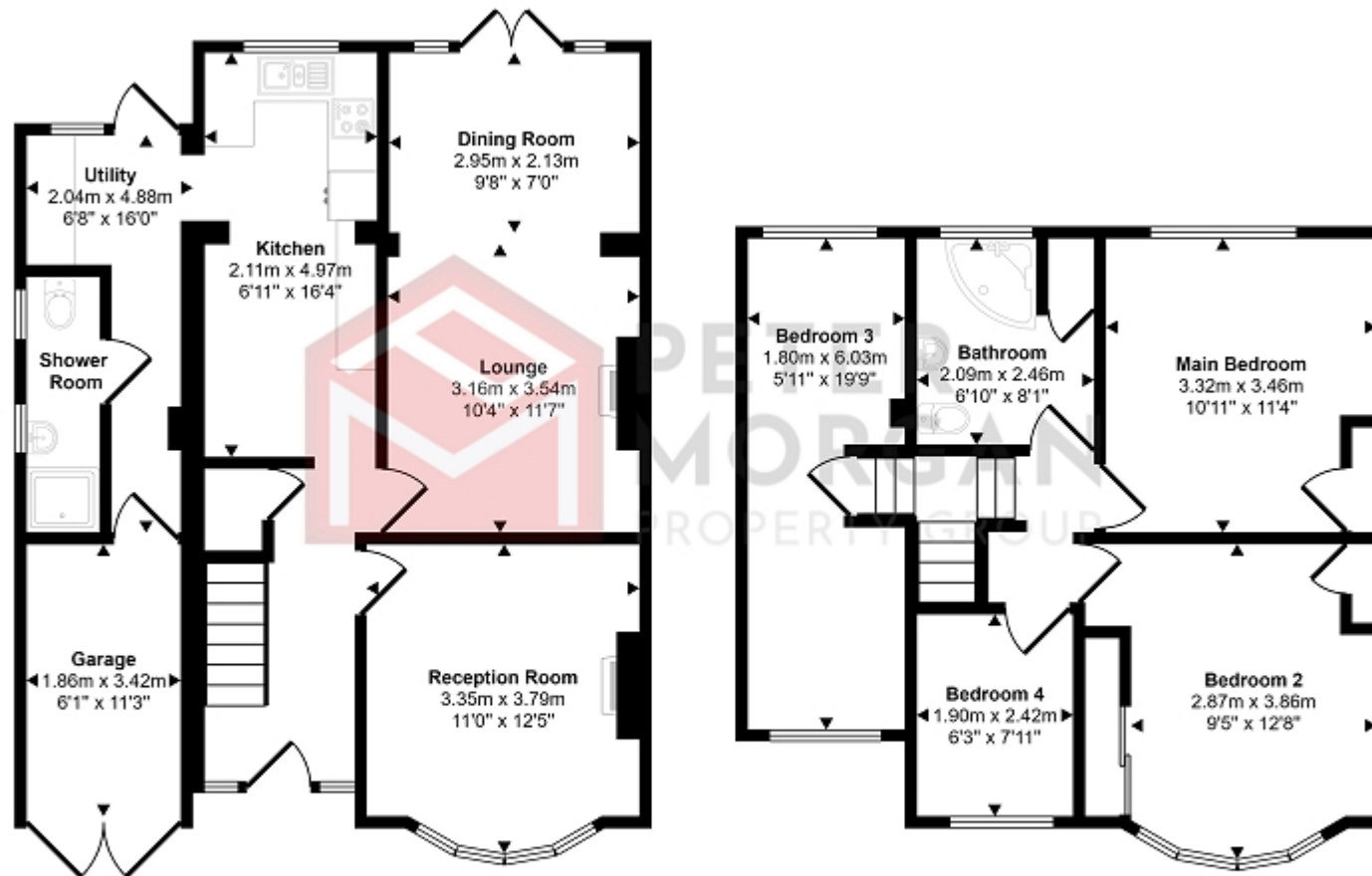
Freehold







Approx Gross Internal Area  
120 sq m / 1295 sq ft




Ground Floor  
Approx 68 sq m / 727 sq ft

First Floor  
Approx 53 sq m / 567 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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