

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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PETER MORGAN

**62 Parkfields Road, Bridgend, Bridgend County. CF31 4BJ**

**£285,950**

### **Main Features**

- Traditional three bedroom semi detached
- Single Garage
- Driveway parking
- Larger than average enclosed rear garden
- No onward chain
- Popular and mature residential location
- 1/2 mile from Bridgend town centre
- Approximately 2.5 miles from the M4 at junction 36
- uPVC double glazing and combi gas central heating.
- Council Tax Band: E. EPC: D

### **General Information**

SPACIOUS 3 BEDROOM SEMI DETACHED TRADITIONAL PROPERTY IN POPULAR LOCATION, SINGLE GARAGE, DRIVEWAY PARKING, LARGE REAR GARDEN, VACANT POSSESSION & MORE!

Situated within a popular and mature residential location. 1/2 mile from town centre, highly convenient location for schools, college, public transport, town amenities, Newbridge Playing Fields and leisure centre. Approximately 2.5 miles from the M4 at Junction 36, 4 miles from the Heritage Coastline at Ogmere By Sea and 1/2 mile from Bridgend Railway Station providing Intercity link to London Paddington.

The accommodation comprises ground floor entrance hallway, lounge, dining room and kitchen. To the first floor; landing, bathroom, WC and 3 bedrooms. Externally there is a front garden with a two-car drive, single garage with access to enclosed rear garden and storage room housing WC. The property benefits from uPVC double glazing and combi gas central heating.

### **GROUND FLOOR**

### **Hallway**

Entrance via uPVC front door with side glass panels. Part panelled, part papered walls. Papered ceiling. Fitted carpet. Door to understairs storage. Radiator. Staircase leading to first floor.

### **Lounge**

uPVC bay window to front. Papered walls and ceiling. Feature electric fire place. Solid wood flooring. Radiator.

### **Dining Room**

uPVC window. Papered walls with textured ceiling. Feature electric fire place with marble hearth and surround. Fitted carpet.

### **Kitchen**

2 uPVC windows. Plastered walls and ceiling. A range of wall mounted and base shaker style kitchen units with wood effect laminate worktops. Tiled splashback. Integrated gas hob. Integrated gas double oven and electric grill. Extractor fan. Breakfast bar. Tiled flooring. Radiator. uPVC door leading to rear garden. Washer / dryer, fridge freezer and counter top dishwasher to remain.

### **FIRST FLOOR**

### **Landing**

uPVC window. Part panelled, part papered wall. Papered ceiling. Fitted carpet. Hatch leading to loft space.

### **Bathroom**

uPVC window. 2 piece suite in white comprising pedestal hand wash basin and panelled bath. Tiled walls with plastered ceiling. Storage cupboard housing combi gas central heating boiler. Vinyl flooring. Radiator.

## W.C.

Wooden framed window. Tiled walls with plastered ceiling. Low level WC. Vinyl flooring.

## Bedroom 1

uPVC bay window. Papered walls with textured ceiling. Two fitted wardrobes. Fitted carpet. Radiator.

## Bedroom 2

uPVC window. Papered walls and ceiling. Two fitted wardrobes. Fitted carpet. Radiator.

## Bedroom 3

uPVC window. Papered walls and ceiling. Fitted carpet. Radiator.

## EXTERIOR

### Front Garden

Driveway for two cars. Up and over door leading to garage. Laid to lawn. Pathway and steps leading to front door.

### Garage

Single car garage. Front and rear access. Wooden framed window. Up and over garage door.

### Rear Garden

Enclosed rear garden. Pathway dividing lawn area. Enclosed border with block walls and hedging.

## Storage Room

Concrete floors. uPVC windows. Door to WC. Freezer to remain.

## W.C.

Tiled flooring. uPVC window with plastered walls and ceiling. Low level WC.

## 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

E

## Current heating type

Combi

## Tenure

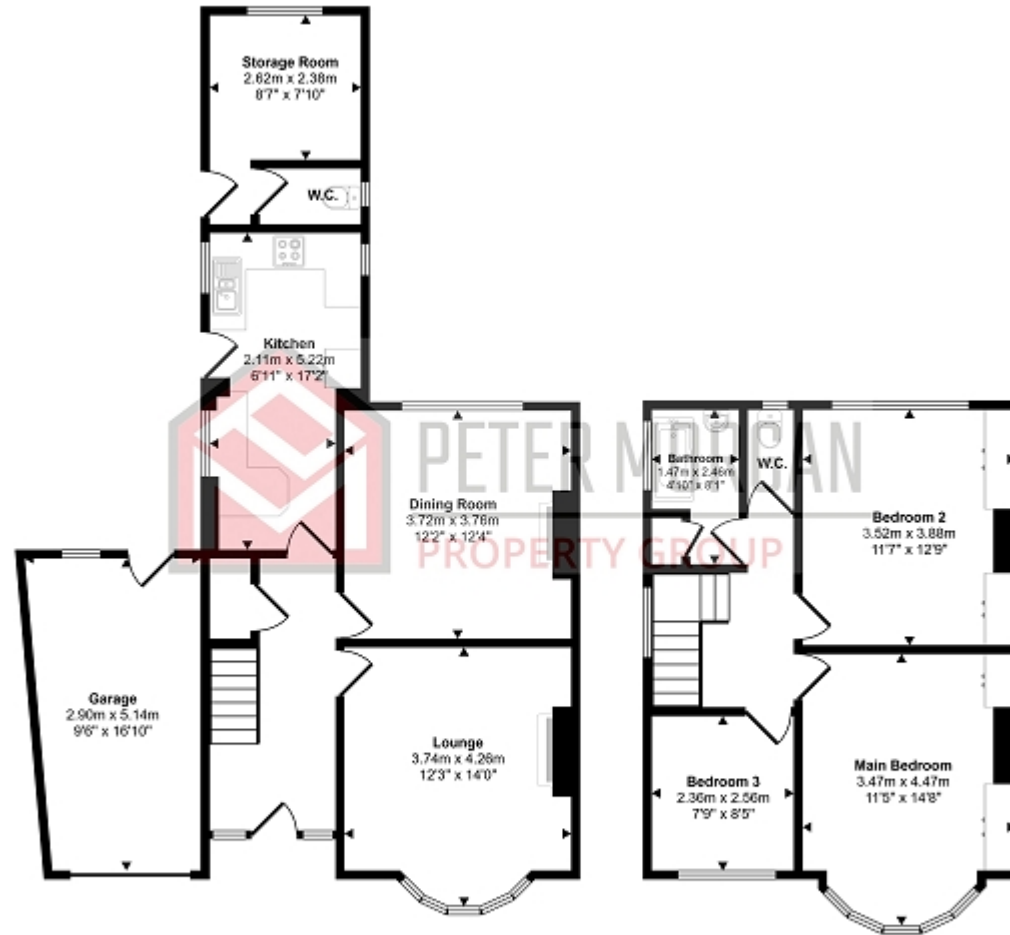
Freehold







Approx Gross Internal Area  
123 sq m / 1329 sq ft



Ground Floor  
Approx 76 sq m / 821 sq ft

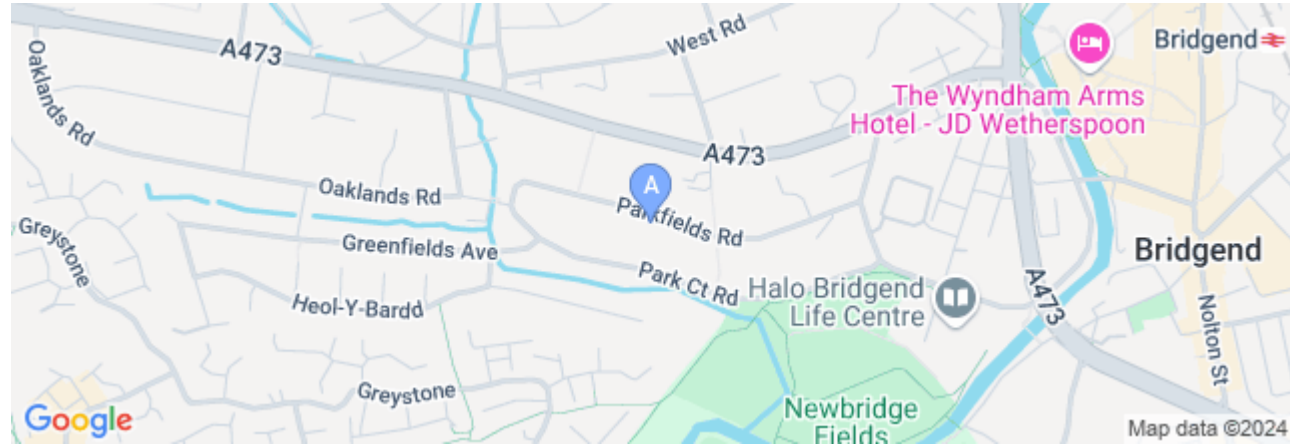
First Floor  
Approx 47 sq m / 508 sq ft

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.

# 62 Parkfields Road, Bridgend, Bridgend County. CF31 4BJ

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	64	
(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.

Neath Sales Hub	Neath Lettings Hub	Neath Financial Services	Bridgend Sales Hub	Talbot Green Sales Hub	Talbot Green Lettings Hub	Carmarthen Sales Hub	Carmarthen Lettings Hub
npt@petermorgan.net	lettings@petermorgan.net	team@pmfinancial.net	bcb@petermorgan.net	talbotgreen@petermorgan.net	lettingstg@petermorgan.net	carmarthen@petermorgan.net	lettingscm@petermorgan.net
33-35 Windor Road, West Glamorgan SA11 1NB	33-35 Windor Road, West Glamorgan SA11 1NB	The Mortgage House, 5 The Ropewalk, Neath SA11 1EW	16 Dunraven Place, Mid Glamorgan CF31 1JD	Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	21 Bridge Street, Carmarthen SA31 3JS	21 Bridge Street, Carmarthen SA31 3JS



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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

## Bridgend County Branch

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