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32 Fairfield Road

Bridgend,
CF31 3DU

32 Fairfield Road

Asking price **£399,995**

A fantastic extended and substantially refurbished 1930's semi-detached property boasting luxury contemporary open plan living with a south facing rear garden and phenomenal master suite and dressing area.

Outstanding extended and significantly refurbished 1930's semi-detached

Contemporary luxury open plan living space

Large double glazed doors overlooking south facing rear garden

High specification and internal standards

Generous master suite with dressing area

Potential to be four bedroom if required

Resin driveway, providing off-road parking

Enclosed rear south facing garden

Viewings highly recommended





This 1930s semi-detached property has been greatly refurbished to the highest of conditions, providing luxury open plan living space, highly specked kitchen and phenomenal bathrooms, located on the sought after south side of Bridgend which offers close proximity to local primary and secondary schools and just four miles away from the heritage coastline.

The property is entered via a composite and double glazed door flanked by an obscure double glazed window into an entrance area with exposed brick wall, oak and steel staircase raising to the first floor landing with built-in under stairs storage cupboard and access to a generous contemporary open plan living and dining space.

The living/dining space has tiled flooring and underfloor heating, PVCu double glazed bay window to the front elevation, exposed brick feature wall, coving to ceilings with drop-down lighting and spotlights and a large double glazed sliding door into the south facing patio.

The kitchen area is specked to a high standard with Neff induction hob, Neff oven, and Neff microwave oven, integrated dishwasher, space and plumbing for American fridge freezer and fitted with a contrasting range of base and eyelevel units with solid wood worktop space over and quartz worktop to the breakfast bar seating area. There's a walk-in downstairs wet room with rainfall shower, contemporary heated towel rail, close coupled WC and vanity wash handbasin, tiled flooring, full height tiling to walls, reset spotlights and a PVCu obscure double glazed window to the front.

To the first floor landing there is a PVCu double glazed window to the side and contemporary doors leading off to all bedrooms and family bathroom.

The bathroom has been fitted with a three-piece suite comprising; bath, vanity unit wash handbasin and close coupled WC. There is full height tiling to walls, tiled flooring, recessed spotlights, contemporary heated towel rail and a PVCu double glazed window to the front and side elevations. Bedroom three has a PVCu double glazed window to front, feature radiator and recessed spotlights. The second bedroom is a double room with PVCu double glazed bay window to front and recessed spotlights.

The master suite is a generous extended bedroom suite with French doors flanked by windows with Juliet balcony, the room has been divided into two spaces with the flexibility of being split into two generous double bedrooms, the dressing area has a PVCu double glazed window to the rear.

To the front of the property is a driveway laid to resin providing off-road parking. To the rear of the property is a south facing enclosed rear garden, an elevated patio with steps down to an Astro turf and patio seating area.

Viewings on the property are highly recommended to appreciate the specification and outstanding condition on offer.





Directions

From our office on Derwen Road, head North to the dual carriage way bearing left. At the first roundabout, take the first exit onto Tondur Road and follow the road across the first set of traffic lights for approximately half a mile. At the next set of traffic lights head straight over onto Cowbridge Road. Follow the road through another set of traffic lights bearing right just after the petrol garage on to Wyndham Crescent. Take the first left onto Fairfield Road where the property will be found on your right hand side.

Tenure

Freehold

Services

All mains
Council Tax Band D
EPC Rating D

AWAITING EPC

Viewing strictly by
appointment through
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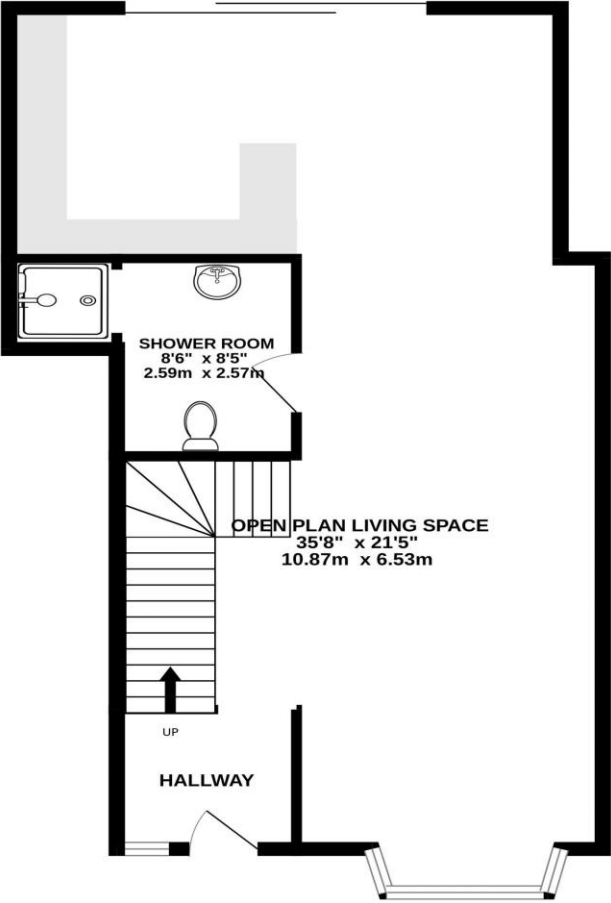
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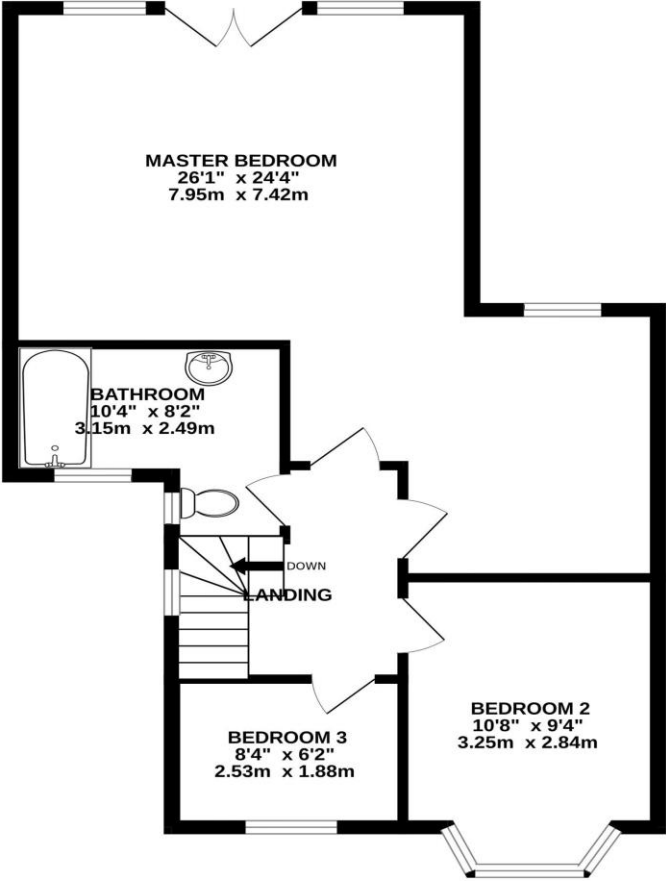
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
645 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1319 sq.ft. (122.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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