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21 Fairfield Road,
Bridgend,
CF31 3DT

21 Fairfield Road

Asking price **£245,000**

Situated in the highly sought after Fairfield Road within close proximity to local school, shops and amenities is this well presented four bedroom detached property with garage.

Four bedrooms

Ideal family home

Sought-after location

Close proximity to local school, shops and amenities

Garage

Utility room

Enclosed garden

Two bathrooms

Original features throughout

Viewings are highly recommended to appreciate the offer in hand





A four bedroom semi-detached property with garage situated in the highly sought after Fairfield Road within close proximity to local school, shops, amenities and to Junction 35 and 36 of the M4.

The property is entered via an archway into an entrance hallway with staircase rising to the first floor landing with storage cupboard and doors to the front lounge, rear lounge/dining room and opening to the kitchen. The front lounge is good size room with featured fireplace and large bay window to front. The rear lounge is another impressive size sitting room, opening into dining area with double glazed french doors and windows to rear.

The kitchen has being fitted with a matching range of base and eyelevel units with rolltop workspace over, sink with mixer tap, four ring electric hob with extractor fan overhead, eyelevel double oven, dishwasher and space for fridge/freezer. There are ample storage cupboards, splashback tiling, double glazed window to rear and an opening through to the utility area.

The utility area has been fitted with worktop space with storage space, plumbing for two appliances, an obscure glazed door and double glazed window to rear. There is a hallway that leads to the downstairs shower room and door through to garage. The shower room has been fitted with a three-piece suite comprising; a low-level WC, wash handbasin and shower. There are half tiled walls with fully tiled walls in the wet areas, a chrome hand towel rail, radiator and twin obscure

glazed windows to side. The garage acts as a multiple purpose room with fitted worktops and plenty of storage, housing the combination style boiler, fully tiled flooring and double door to front giving access onto the driveway.

To the first floor landing there is a loft inspection point and doorways to all four bedrooms and family bathroom. The master bedroom is impressive sized double room, built-in wardrobes and large bay window to front. Bedroom two is another impressive sized double room, laid with laminate flooring, built-in storage cupboard and large double glazed window to rear. Bedroom three is a double room with dual aspect windows to the front and rear and laid to laminate flooring. The fourth bedroom is a well-proportioned single bedroom laid to

laminate flooring and double glazed window to front. The family bathroom has been fitted with a three-piece suite comprising; a low-level WC, pedestal wash handbasin and panel bath. There are fully tiled walls in the wet areas, useful built-in storage cupboard and obscure glazed window to rear.

To the front of the property is a good sized garden laid to lawn and a driveway ahead of the garage providing off-road parking. To the rear of the property is a fully enclosed garden laid mostly to lawn with a raised section for storage shed and also features an outside tap.

Viewings are highly recommended to appreciate the offer on hand.





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 Tondy 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 indicated by our for sale sign.

Tenure

Freehold

Services

All mains
Council Tax Band E
EPC Rating D

Viewing strictly by
appointment through
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9/7/23, 12:35 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
21, Fairfield Road Bridgend CF31 9DT	Energy rating D	Valid until: 31 May 2025 Certificate number: 3418-0087-7284-0075-6980
Property type: Semi-detached house		
Total floor area: 123 square metres		
Rules on letting this property Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions		
Energy rating and score This property's current energy rating is D. It has the potential to be B. See how to improve this property's energy efficiency		
The graph shows this property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 50		

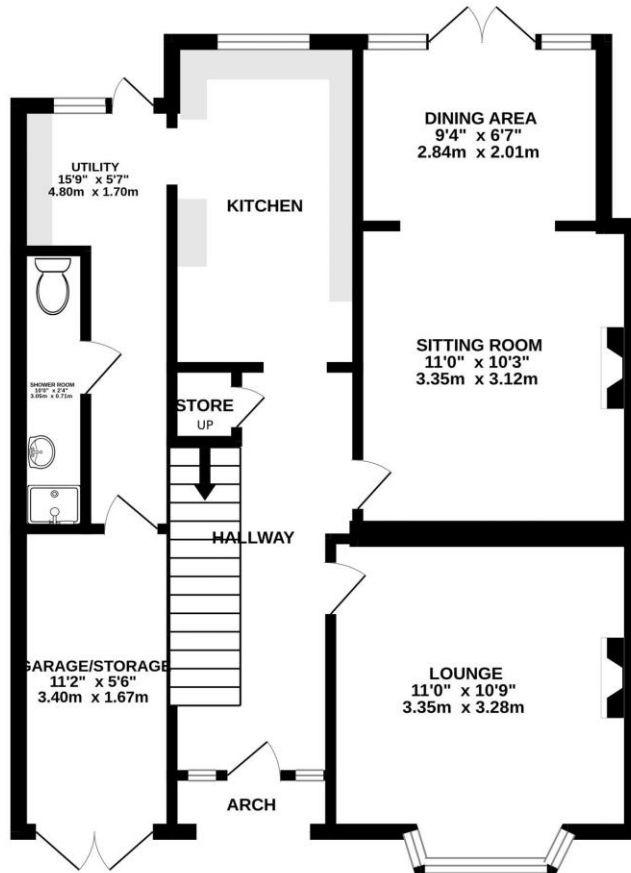
<https://find-energy-certificates.service.gov.uk/energy-certificate/3418-0087-7284-0075-6980/summary>

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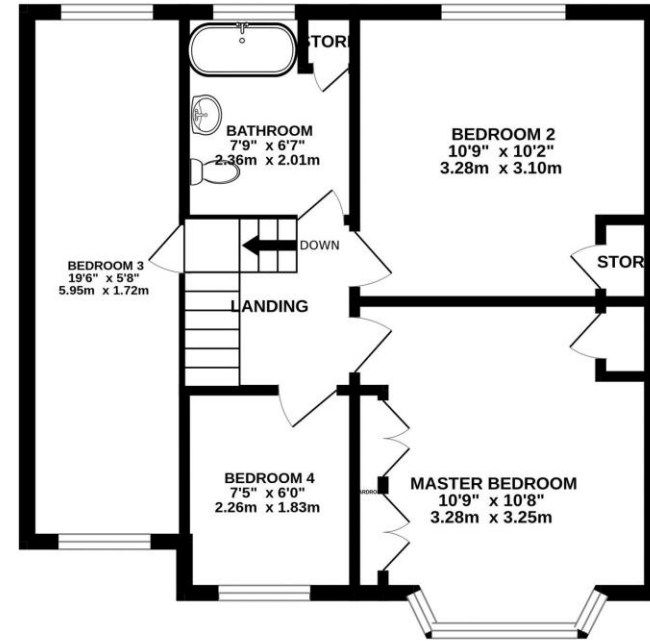
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 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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