

54 Fairfield Road  
Bridgend  
CF31 3DU

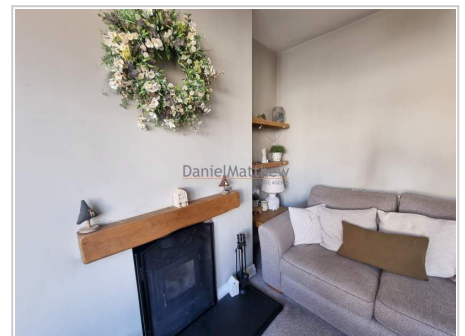
£249,950



- SEMI-DETACHED PROPERTY
- THREE BEDROOMS
- SPACIOUS LOUNGE
- MODERN OPEN PLAN KITCHEN/DINING ROOM
- LARGE SOUTH FACING TIERED REAR GARDEN
- DRIVEWAY FOR TWO VEHICLES
- SHORT WALK TO LOCAL SCHOOLS, PARKS, AMENITIES
- SITUATED ON THE SOUGHT AFTER SOUTH SIDE OF BRIDGEND
- IMMACULATELY PRESENTED THROUGHOUT, PERFECT FAMILY HOME
- HIGHLY RECOMMENDED FOR VIEWING'S, PLEASE CALL OUR TEAM ON 01656 750764

Ref: PRA10883

Viewing Instructions: Strictly By Appointment Only



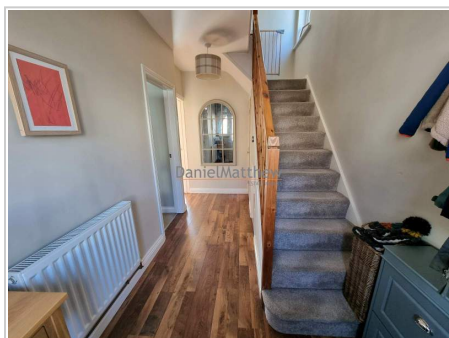
## General Description

**\*\* BEAUTIFULLY PRESENTED FAMILY HOME \*\*** Daniel Matthew Estate Agents are delighted to offer to the market this immaculate three bedroom semi detached family home situated in the popular South Side of Bridgend on Fairfield Road. Property Comprises to the ground floor, a welcoming hallway, spacious lounge and a modern open plan kitchen/dining room which is perfect for hosting family/friends. To the first floor three generous bedrooms and family bathroom. Further benefits are driveway, side garden and large south facing rear garden offering a wooden shed with electrics and lighting. Close proximity to great school catchment, Bridgend Town Centre, local amenities and Newbridge Fields, only four miles away from the heritage coastline. This is an ideal family home and ready to move in. Viewing's are highly recommended, please contact a member of our team on 01656 750764.

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## Accommodation

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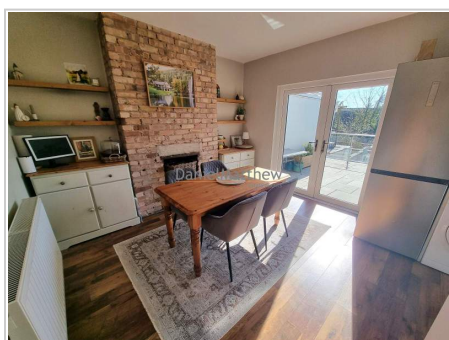
### Hallway

Enter via UPVC double glazed obscured door with side obscured glass panels leading into a welcoming hallway, plain ceiling, plain walls, wood effect laminate flooring, staircase leading to first floor, understairs storage cupboard housing gas meter and consumer unit, doors leading into;-



### Lounge (11' 5" x 11' 2") or (3.49m x 3.40m)

UPVC double glazed bay fronted window, plain ceiling, plain walls, fitted carpet, log burner fitted in 2019, radiator.



### Open Plan Kitchen/Diner (11' 5" x 10' 8") or (3.47m x 3.25m)

A perfect family room for hosting, UPVC double glazed French doors leading to large south facing rear garden, UPVC double glazed window to rear aspect, plain ceiling, plain walls with exposed brick chimney breast, wood effect laminate flooring, radiator, Opening to kitchen area comprising a range of matching wall and base units with complimentary work surfaces, ceramic sink with drainer and mixer tap, integrated electric oven and microwave, four ring gas hob with extractor fan, space for fridge/freezer, plumbing for washing machine.



### Landing

UPVC double glazed window to side aspect, plain ceiling with loft access, plain walls, fitted carpet, doors leading into;-

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### Bathroom (7' 7" x 7' 1") or (2.32m x 2.16m)

UPVC double glazed obscured window to rear aspect, plain ceiling, tiled walls, vinyl flooring, three piece white suite comprising low level WC, floating wash hand basin inset into vanity unit, P-shaped panelled bath with mixer tap and over head mains shower, chrome heated towel rail.



### Bedroom One (12' 11" Max x 9' 3" Min) or (3.94m Max x 2.83m Min)

UPVC double glazed bay fronted window, plain ceiling, plain walls, fitted carpet, built in wardrobes, radiator.



### Bedroom Two (11' 5" x 10' 8") or (3.47m x 3.26m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, fitted carpet, radiator.



### Bedroom Three (8' 0" x 6' 8") or (2.43m x 2.02m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator.



### Outside

Front - Brick boundaries, driveway for two vehicles, pathway leading to front door, side access.

Side - Patio area, brick/fenced boundaries, leading to rear garden.

Rear - Beautifully presented tiered south facing rear garden, offering patio area's on two levels with glass balustrade and steps leading down to rear garden which offers a large laid to lawn area. Brick and fenced boundaries, electric points and outdoor water tap.

### Services

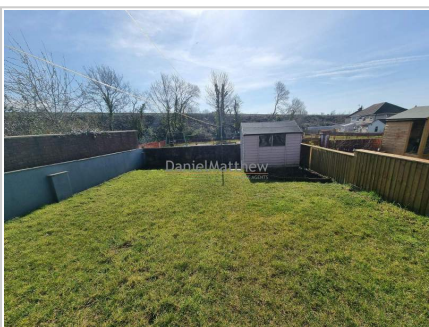
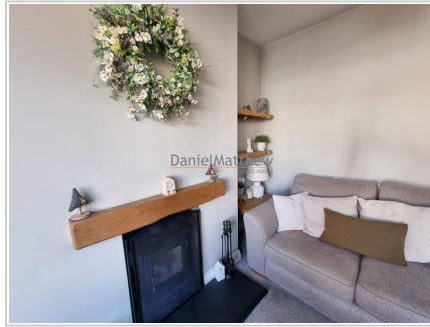
Mains electricity, mains water, mains gas, mains drainage

# Tenure

We are informed that the tenure is Freehold

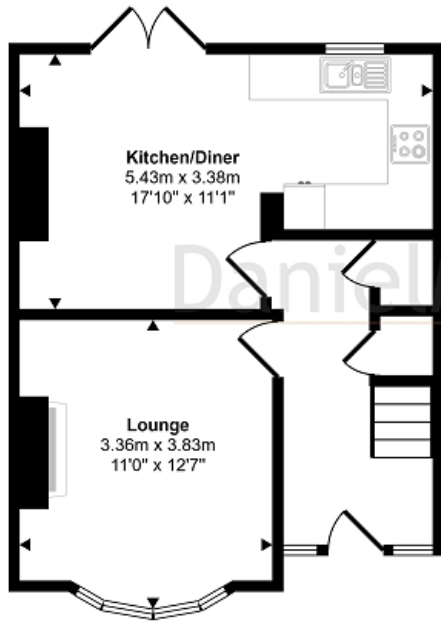
# Council Tax

Band D

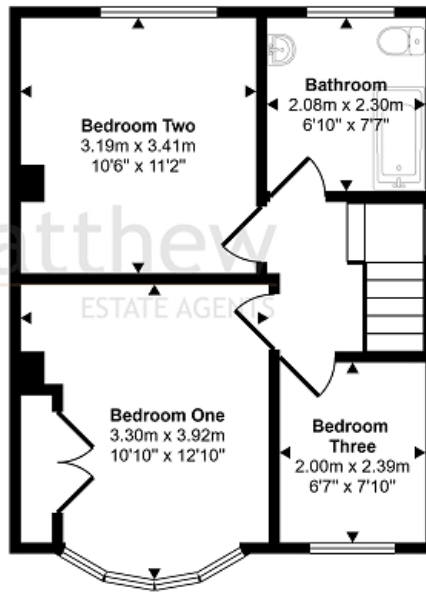




Approx Gross Internal Area  
76 sq m / 822 sq ft



Ground Floor  
Approx 38 sq m / 405 sq ft



First Floor  
Approx 39 sq m / 417 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.

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.