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34 Ffordd Cadfan

Bridgend, CF31 2DP



## 34 Ffordd Cadfan

Asking price **Guide Price**  
**£179,950**

This delightful two-bedroom mid-terrace property is perfect for first-time buyers or investors offering a prime location within a short commute to junction 36 of the M4, Bridgend town centre, Princess of Wales Hospital, and various local amenities.

- Being sold with no onward chain
- Ideal for first time buyers and investors
- South facing garden
- Parking bay providing off road parking
- Open plan kitchen diner living area
- Two bedrooms
- Family bathroom and downstairs WC
- Close distance to Junction 36 of the M4 and Bridgend Town Centre
- 360 virtual tour available







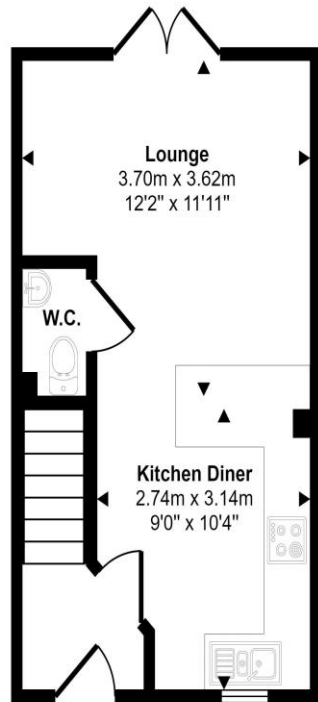


The property is entered via partly glazed door that opens into a welcoming entrance hall with a staircase leading to the first-floor landing as well as doorway through into the bright and airy open-plan kitchen diner and living area designed perfect for modern living. The contemporary kitchen is well-appointed with a range of matching base and eye-level unit with a sleek stainless steel sink with a mixer tap, a built-in oven with four burner gas hobs and extractor fan. There is space for a fridge-freezer and another appliance, making it practical for everyday use. The kitchen is complemented by stylish splashback tiles,

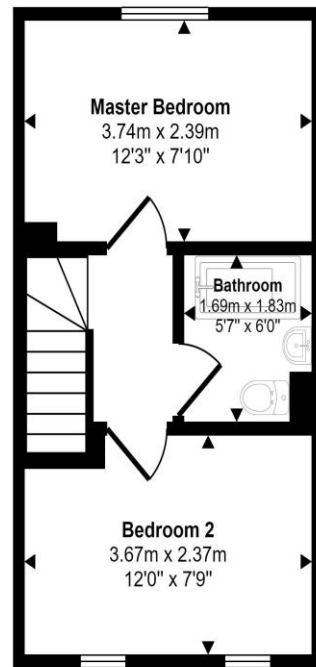
a large double glazed window to the front, and a wrap-around breakfast bar that provides extra worktop space and a casual dining area. Adjacent to the kitchen is a useful storage alcove beneath the stairs and a convenient two-piece WC suite featuring a low-level WC and a wash hand basin. The spacious lounge/living area laid out carpet offers a comfortable setting and has double glazed french doors to rear which open out to the south-facing garden allowing the space to fill with natural light and creating a seamless indoor-outdoor flow. Upstairs, the first-floor landing includes a loft inspection point and

doors leading to the two well-proportioned bedrooms and the family bathroom. The main bedroom is a generous double bedroom with a double glazed window overlooking the serene garden. The second bedroom also a good-sized double features twin double glazed windows to the front. The family bathroom is stylishly fitted with a three-piece suite, including a bath with an overhead electric shower, a low-level WC and a wash hand basin with fully tiled walls in the wet areas. The property benefits from off-road parking with designated parking bay at the front. To the rear, the fully enclosed south-facing garden is a true highlight, offering a low-maintenance retreat divided into a patio area and an astroturf section perfect for outdoor entertaining. Additionally, you can explore this home at your convenience with our 360 virtual tour. This feature allows you to navigate through the property and experience its layout and features in detail from the comfort of your own home.

**Approx Gross Internal Area  
51 sq m / 553 sq ft**



**Ground Floor**  
Approx 26 sq m / 277 sq ft



**First Floor**  
Approx 26 sq m / 276 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.







### Directions

From our office on Derwen Road, head South and follow the road naturally up Tremains Hill and the first left at Castle Bingo. Follow this road to the second set of traffic lights and bear right onto Rotary International Way and at the first roundabout turn right and then left into the new Persimmon development where you will bare left and 34 Ffordd Cadfan will be found on the right hand side as indicated by our for sale sign.

### Tenure

Freehold

### Services


All mains  
Council Tax Band C  
EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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**hrt** Est. 1926 

**Energy performance certificate (EPC)**

34, Ffordd Cadfan, BRIDGEND, CF31 1DP	Energy rating: <b>B</b>	Valid until: 18 June 2028
		Certificate number: 9418-101-7308-5188-7914
Property type	Mid-terrace house	
Total floor area	51 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's energy rating is B. It has the potential to be A.

[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 60

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.



