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105 Ffordd Cadfan
Bridgend,
CF31 2DQ

105 Ffordd Cadfan

Asking price **£295,000**

An immaculately presented three bedroom detached property with beautifully landscaped garden situated on the sought after Ffordd Cadfan Estate

Three-bedroom detached property

Sought-after Ffordd Cadfan estate

Excellent access to Bridgend town centre, transport links, and M4 (Junction 36)

Immaculately presented throughout

Beautifully landscaped garden

Two bathrooms plus downstairs WC

Detached garage and off-road parking

Private setting with green outlook

Impressive kitchen/diner with quartz worktops and integrated appliances

Move-in ready home





Located on the popular Ffordd Cadfan estate is this immaculately presented three-bedroom detached home, complete with a beautifully landscaped garden, detached garage, and excellent access to Bridgend town centre, the train station, Princess of Wales Hospital, and Junction 36 of the M4.

The property is entered via a part-glazed composite front door into a welcoming hallway, with a staircase rising to the first-floor landing and doors leading to the lounge, kitchen/diner, and a useful under-stairs storage cupboard. The lounge is a generously sized reception room, finished with stylish half-wall panelling, fitted carpet, and a large front-facing double-glazed window with bespoke shutters. The WC is a sleek two-piece suite comprising a low-level WC and vanity wash hand basin, complemented by half-tiled walls and elegant wallpaper. The kitchen/diner is an impressive, full-width room designed with a social layout, offering plenty of dining space and flooded with natural light from French doors and a rear window overlooking the garden. The kitchen is fitted with a matching range of base and wall units, quartz worktops, a sink with mixer tap, built-in oven, four-burner gas hob with extractor hood, integrated fridge/freezer and dishwasher, plus a stylish splashback and spotlights. A door leads through to the utility room, which provides additional worktop space, plumbing for two appliances, housing for the combination boiler, a built-in storage cupboard, and a part-glazed composite side door.

To the first floor, the landing gives access to three bedrooms, the family bathroom, and a large storage cupboard. The main bedroom is a spacious double, beautifully presented with panelling, fitted carpet, and a large front-facing window with green views. It also benefits from an en-suite, comprising a corner shower, low-level WC, pedestal wash basin, half-tiled walls, tiled flooring, chrome towel radiator, and an obscure-glass window. Bedroom two is another well-sized double with fitted carpet and a rear-facing window overlooking the garden. Bedroom three is also generously proportioned, with carpet, half-panelled walls, and a rear-facing window. The family bathroom is fitted with a modern three-piece suite, including a panelled

bath with shower attachment, pedestal wash basin, low-level WC, and fully tiled walls and flooring, plus an obscure-glass side window.

Externally, the property benefits from a private road position with a green outlook. The driveway offers ample off-road parking ahead of the detached garage, which is equipped with power and currently used as a home gym. Side gated access leads to the rear garden. The rear garden is a real highlight—fully enclosed, mature, and beautifully landscaped, with separate patio and lawn areas, ideal for outdoor furniture. To the rear are two gravelled seating areas and additional storage space behind the garage, where a shed is currently located.





Tenure

Freehold

Services

All mains services

Council Tax Band

EPC Rating

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

Directions

Directions from Junction 36 of the M4 to 85 Ffordd Cadfan, CF31 2DQ: 1. Exit the M4 at Junction 36 and take the A4061 towards Bridgend. 2. At the roundabout, take the first exit onto the A4061 (towards Bridgend). 3. Head straight over the next roundabout and then take the first exit at the next. 4. At the next round about take the first exit again onto Ffordd Cadfan. 5. Take the first right and then the third left where number 105 will be found at the bottom of the road on the left hand side.

Viewing strictly by appointment through Herbert R Thomas

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																			
105, Ffordd Cadfan Bridgend CF31 2DQ		Energy rating B	Valid until 28 March 2029																																
		Certificate number: 9807-8616-6339-2827-2713																																	
Property type Detached house																																			
Total floor area 90 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-property-energy-efficiency-standard-landlord-guidance .																																			
Energy rating and score		The graph shows this property's current and potential energy rating.																																	
This property's energy rating is B. It has the potential to be A.																																			
See how to improve this property's energy efficiency.																																			
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>91-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-90</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	91-100	A			81-90	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			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	
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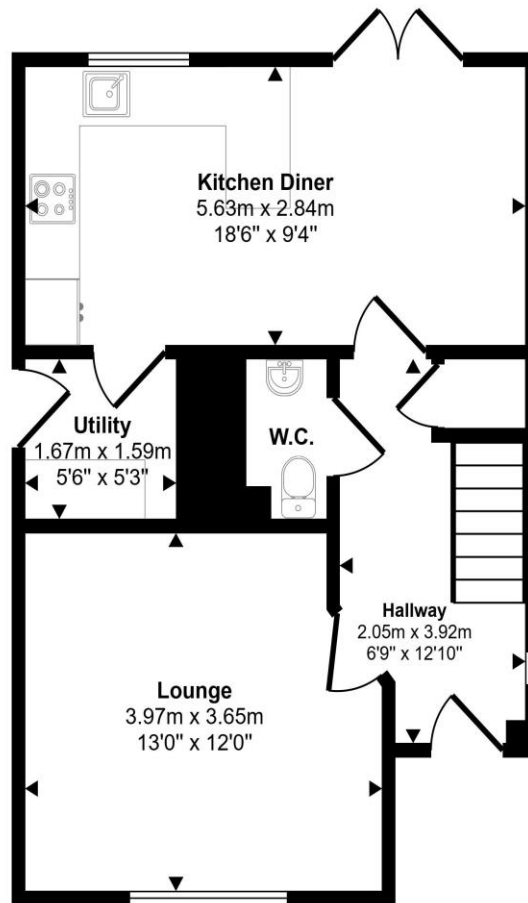
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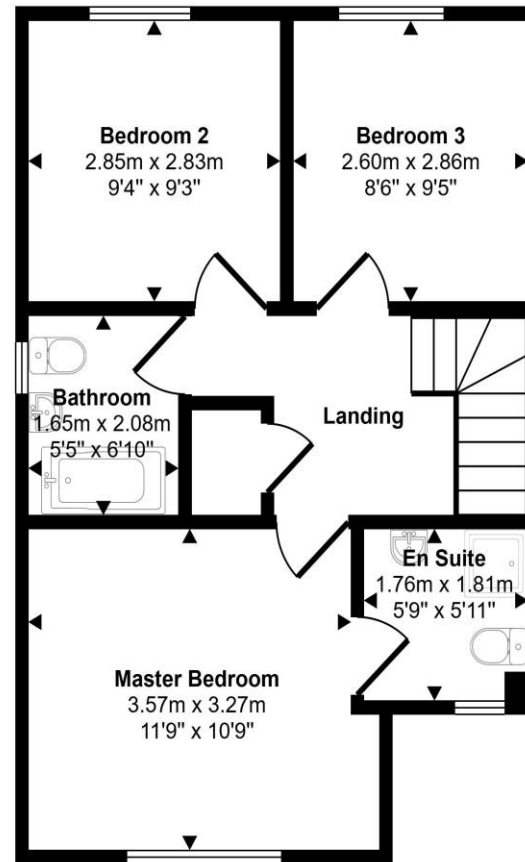
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



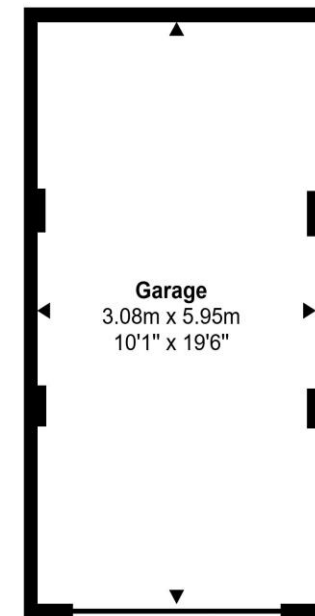
Approx Gross Internal Area
108 sq m / 1158 sq ft



Ground Floor
Approx 45 sq m / 480 sq ft



First Floor
Approx 45 sq m / 481 sq ft



Garage
Approx 18 sq m / 197 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.

