

120 Ffordd Cadfan
Bridgend
CF31 2DQ

£325,000



- Four Bedroom Family Home
- Two Reception Rooms
- Kitchen/Diner
- Utility Room
- Cloakroom
- Ensuite To Master Bedroom
- Garden To Front and Rear
- Garage
- Off Road Parking
- Viewing's Highly Recommended

Ref: PRA10493

Viewing Instructions: Strictly By Appointment Only



General Description

Immaculately Presented Throughout - Daniel Matthew are pleased to offer this well presented four bedroom detached family home. Comprising lounge, second reception room, kitchen/diner, utility room and cloakroom. To the first floor Four bedrooms with ensuite to master and family bathroom. Further benefits off road parking for several vehicles, garden to front and rear, garage. Viewing's are highly recommended, call our team to arrange an appointment 01656 750764.

Accommodation

Entrance

Enter to hallway comprising, plain ceiling, plain walls, LVT flooring, stairs to first floor, doors leading to ground floor rooms.



Lounge (13' 02" x 10' 07") or (4.01m x 3.23m)

UPVC double glazed window to front aspect, plain ceiling, plain walls with decorative panelling, LVT flooring, radiator.



Reception Room Two (10' 07" x 9' 09") or (3.23m x 2.97m)

UPVC double glazed window to front aspect, plain ceiling, plain walls with decorative panelling, LVT flooring, radiator.



Kitchen/ Diner (20' 03" x 9' 06") or (6.17m x 2.90m)

UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to rear garden. Matching wall and base units with complimentary quartz worktops with upstands and inset sink. Integrated dishwasher and fridge/freezer. Integrated hob and oven. Plain ceiling, plain walls with decorative panelling, tiled flooring, radiator, door to utility room.



Utility Room

Door leading to rear garden, plain ceiling, plain walls, tiled flooring, Matching wall and base units with continued quartz from the kitchen area, door to cloakroom.



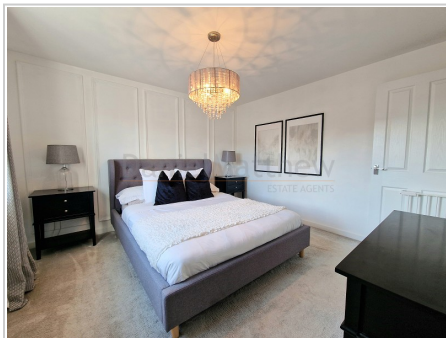
Cloakroom/w.c

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls, low level WC, wash hand basin, tiled flooring.



Landing

UPVC double glazed window to side aspect, plain ceiling, access to loft, plain walls, carpet flooring, airing cupboard, doors leading to all first floor rooms.



Master Bedroom (10' 09" x 11' 03") or (3.28m x 3.43m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls with decorative panelling, carpet flooring, radiator, door to ensuite.



En Suite

UPVC double glazed obscured window to rear aspect, plain ceiling, plain walls with tiled splashback, low level WC, wash hand basin with vanity beneath, heated towel rail.



Bedroom Two (8' 04" x 11' 06") or (2.54m x 3.51m)

UPVC double glazed window to front aspect, plain ceiling, plain walls with decorative panelling, carpet flooring, radiator.



Bedroom Three (9' 05" x 9' 02") or (2.87m x 2.79m)

UPVC double glazed window to front aspect, plain ceiling, plain walls and decorative panelling behind wardrobes, LVT flooring, radiator.



Bedroom Four (7' 05" x 8' 02") or (2.26m x 2.49m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, LVT flooring, radiator.



Bathroom

UPVC double glazed obscured window to rear aspect, low level WC, pedestal wash hand basin, panelled bath, plain ceiling, plain walls with tiled splashback, tiled flooring, radiator.

Garage

Up and over door, personal door.



Outside

Front - Laid to lawn, driveway for several vehicles, gate for side access to rear garden.

Rear - Fenced boundaries, laid to lawn, patio area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

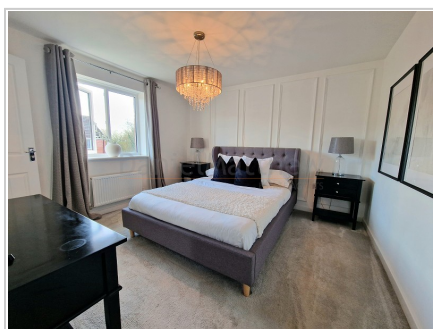
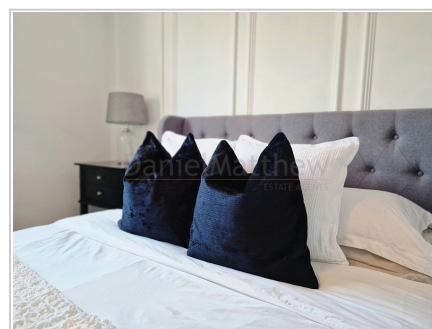
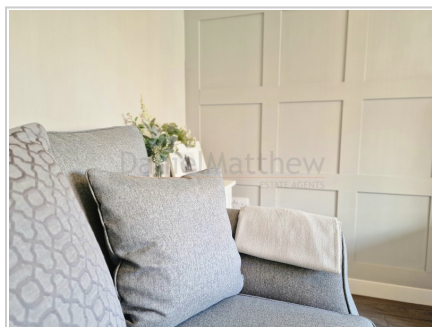
We are informed that the tenure is Freehold

Service Charge

250pa

Council Tax

Band E



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.