

67 Ffordd Cadfan  
Bridgend  
CF31 2DP

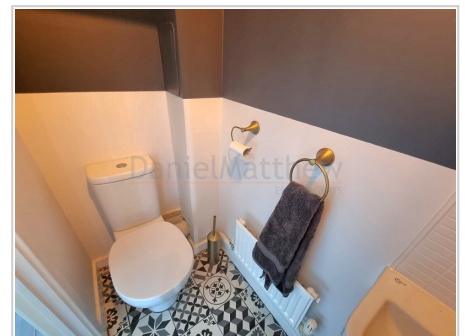
£179,950



- Two Bedroom Mid Terrace
- NO CHAIN
- Summer House With Electric
- Open Plan Lounge/Diner
- Off Road Parking
- Low Maintenance Rear Garden
- Cloakroom
- Popular Location
- Call to View 01656 750764

Ref: PRA10726

Viewing Instructions: Strictly By Appointment Only



## General Description

\* Two Double Bedroom \* Daniel Matthew are pleased to offer for sale this well presented two bedroom mid terrace. Comprising open plan lounge/kitchen, cloakroom. To the first floor two double bedrooms and bathroom. Further benefits off road parking, low maintenance garden to rear, summer house with electric. NO CHAIN. Call our team to arrange a viewing 01656 750764

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## Accommodation

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### Entrance

Enter via composite door to hallway, plain ceiling, plain walls, stairs to first floor, radiator, door to open plan lounge/diner.

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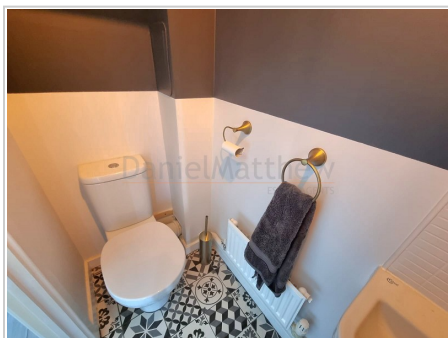


### Open Plan Kitchen / Lounge (22' 1" x 12' 1") or (6.73m x 3.68m)

Kitchen Area - UPVC double glazed window to front aspect, matching wall and base units, stainless steel sink/drainage, plumbing for washing machine, space for fridge/freezer, integrated hob and oven, tiled splashback.

Lounge Area - UPVC double glazed French doors leading to rear garden. Plain ceiling, plain walls, laminate flooring, radiator, door to cloakroom.

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### Cloakroom/w.c

Plain ceiling, plain walls, low level WC, wash hand basin, tiled flooring, radiator.

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### Landing

Plain ceiling, access to loft, plain walls, carpet flooring, doors leading to all first floor rooms.

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### Bedroom One (12' 2" x 7' 10") or (3.71m x 2.39m)

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

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## Bedroom Two (12' 0" x 7' 9") or (3.67m x 2.37m)

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

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## Bathroom

Plain ceiling, plain walls with tiled splashback, low level WC, pedestal wash hand basin, panelled bath, radiator, vinyl flooring.

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## Outside

Front - Parking to front of the property.

Rear - Fenced boundaries, patio area, artificial grass. Summer house with electric supply.

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## Services

Mains electricity, mains gas, mains water, mains drainage

EPC Rating: B83

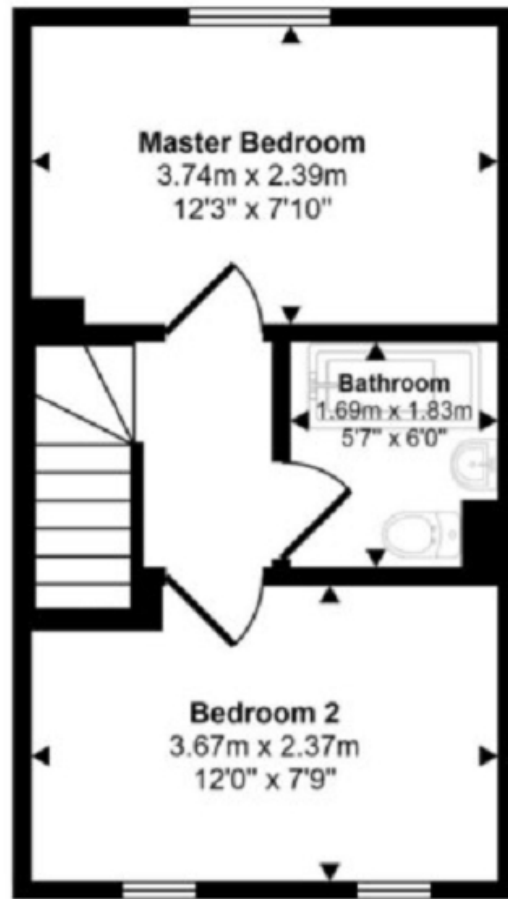
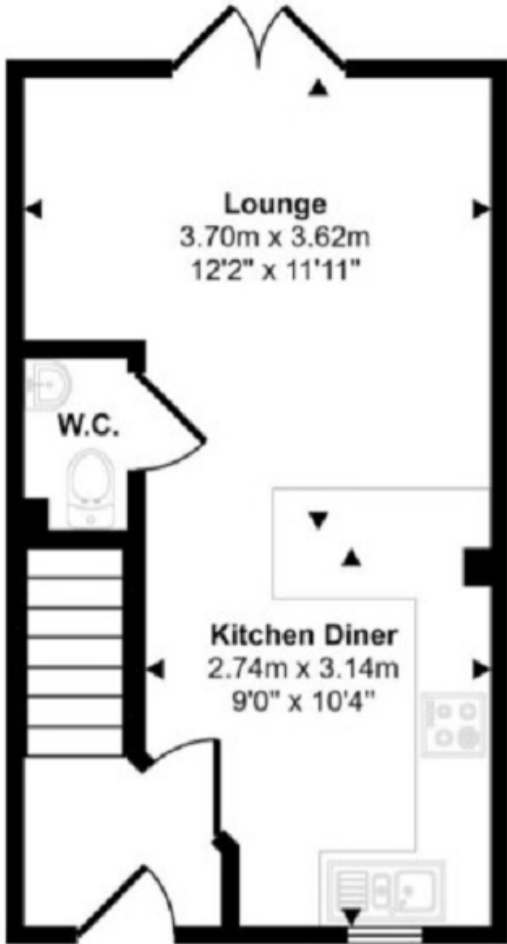
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band C

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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.