

28 Ffordd Cadfan
Bridgend
CF31 2DP

£199,950



- THREE BEDROOM MID TERRACE TOWNHOUSE
- OPEN PLAN KITCHEN/LOUNGE
- FIRST FLOOR TWO BEDROOMS
- FAMILY BATHROOM
- SECOND FLOOR HAS THE PRIMARY BEDROOM
- DRIVEWAY TO FRONT OF PROPERTY
- ENCLOSED REAR GARDEN
- CLOSE TO GREAT SCHOOL CATCHMENT AND LOCAL AMENITIES
- IDEAL FOR FIRST TIME BUYERS/INVESTORS
- 360 VIRTUAL TOUR AVAILABLE

Ref: PRA10849

Viewing Instructions: Strictly By Appointment Only

General Description

* THREE BEDROOM TERRACED TOWNHOUSE * Daniel Matthew Estate Agents are pleased to offer for sale this three bedroom mid terrace townhouse situated on a modern development in Brackla, giving easy access to the M4 corridor at Junction 36 and within a short distance to Bridgend Town Centre, great school catchment, public transport and Princess Of Wales Hospital. Property comprises to the ground floor, entrance hall, open plan lounge/kitchen with patio doors leading to enclosed rear garden. To the first floor two bedrooms and family bathroom. On the second floor a lovely primary bedroom. Further benefits off road parking and enclosed rear garden. This is a lovely opportunity to purchase this very well presented property. Call to arrange a viewing 01656 750764.

Accommodation



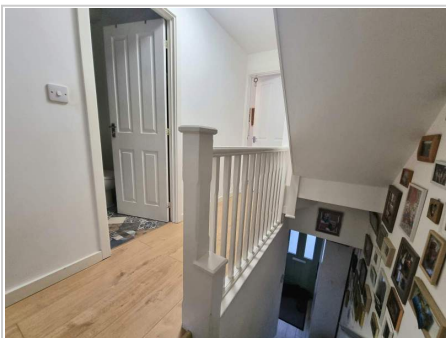
Entrance Hallway

Enter via composite door into the hallway, access to the staircase, access to the ground floor room, plain walls, plain ceiling, laminate flooring and radiator.



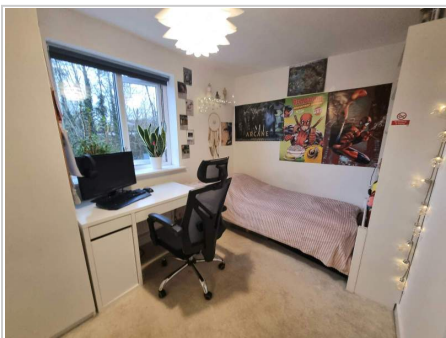
Open Plan Kitchen / Lounge

Open plan living with a modern well presented kitchen with a range of wall and base units to include inset draws and coordinating work surfaces and complimentary splash back. Stainless steel sink with drainer, Integrated gas hob with electric oven and canopy extractor over, integrated fridge freezer and cupboard housing central heating boiler, breakfast bar area. UPVC double glazed window to front aspect, plain walls , plain ceiling, laminate flooring, spacious storage cupboard (housing the washing machine). Lounge area with French doors leading out onto the garden and a cosy area to relax.



Landing

Landing with plain walls, plain ceiling, laminate flooring and doors leading to first floor rooms.



Bedroom Two

UPVC double glazed window to rear aspect over looking the garden, plain walls, plain ceiling, radiator and carpet flooring.



Bedroom Three

Two UPVC double glazed window to front aspect, plain walls, plain ceiling, radiator and laminate flooring.



Bathroom

Three piece bathroom suite in white with tiling to splash back areas, plain walls, plain ceiling, vinyl flooring, heated towel rail /and obscure UPVC double glazed window.



Landing Two

Landing two with plain walls, plain ceiling, carpet flooring, storage cupboard and access to the second floor primary bedroom.



Bedroom One

Spacious primary bedroom on the second floor with Vellum window to front and rear aspect, plain walls, plain ceiling, radiator and carpet flooring.



Outside

FRONT- Path leading to the front door and paring space to the front.

REAR- Fence boundary with laid to patio, laid to lawn, shed to remain, top fence area ideal for a dog area, path leading through the middle of the garden.

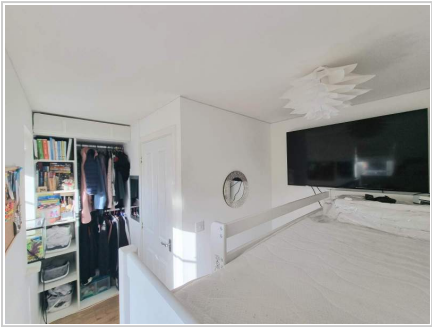
Services

Mains electricity, mains water, mains gas, mains drainage

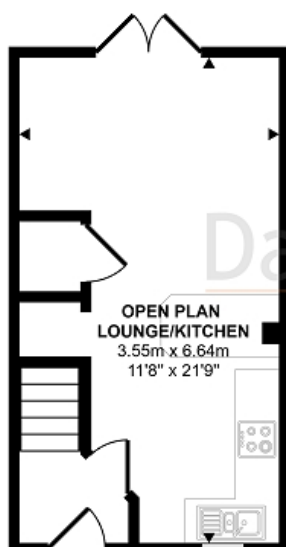
EPC Rating: B85

Tenure

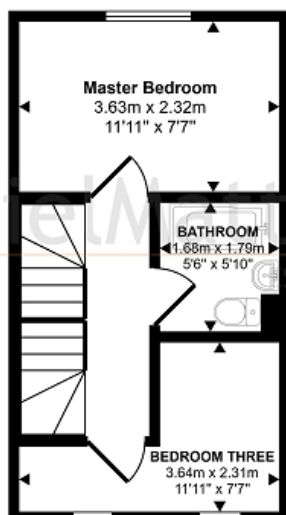
We are informed that the tenure is Freehold



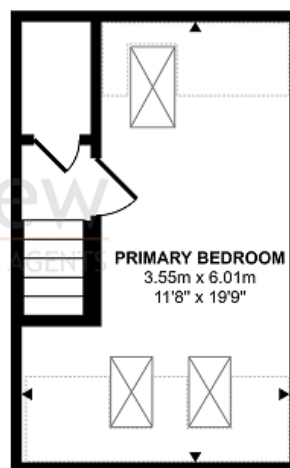
Approx Gross Internal Area
70 sq m / 749 sq ft




Ground Floor
Approx 24 sq m / 253 sq ft



First Floor
Approx 24 sq m / 262 sq ft



Second Floor
Approx 22 sq m / 233 sq ft

 Denotes head height below 1.5m

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.