

30 Ffordd Cadfan  
Bridgend  
CF31 2DP

£224,995



- MODERN THREE BEDROOM SEMI DETACHED
- PARALLEL PARKING FOR TWO VEHICLES
- LOUNGE AND KITCHEN/DINER
- THREE BEDROOMS WITH MASTER HOSTING AN EN SUITE
- PRIVATE GARDEN
- POPULAR ESTATE CLOSE TO ALL AMENITIES
- 360 TOUR AVAILABLE
- MUST TO VIEW
- PERFECT STARTER HOME
- NHBC Available

**Ref: PRA10940**

Viewing Instructions: Strictly By Appointment Only



## General Description

"THREE BEDROOM SEMI DETACHED ON THE POPULAR FFORDD CADFAN ESTATE" 360 TOUR A MUST TO VIEW. Ground floor has a modern WC, Lounge, Kitchen/diner with doors opening out to the garden. To the first floor the master has a en suite, Second bedroom houses a double bedroom and third bedroom makes a beautiful nursery or office. Two parking spaces which are parallel, side access to the enclosed garden. NHBC has three years remaining. Close proximity to school catchments, bridgend town, princess of wales hospital, m4 and rail links. Modern estate and this delightful home is positioned at the end of the cul de sac with no through traffic. Call on 01656 750764 to arrange a viewing.

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## Accommodation

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### Hallway

Enter via door to hallway, comprising plain ceiling, plain walls, door to ground floor rooms, stairs to first floor.

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### Cloakroom/w.c

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls, low level WC, wash hand basin, radiator.

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### Lounge (14' 3.26" Max x 12' 1.28" ) or (4.35m Max x 3.69m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, radiator, storage cupboard, door to kitchen/diner.

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### Kitchen/Diner (15' 4.25" x 8' 9.91" ) or (4.68m x 2.69m)

UPVC double glazed window to rear aspect,, UPVC French doors leading to rear garden, plain ceiling, plain walls with splashback. Matching wall and base units, stainless steel sink/drainage, plumbing for washing machine, integrated hob and oven, wall mounted combi boiler, radiator.

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### Landing

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

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### Master Bedroom (11'07" x 9'01") or (3.531m x 2.769m )

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, radiator, storage cupboard, door to ensuite.

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En Suite (4'09" x 3'06") or (1.448m x 1.067m )

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls with splashback, low level WC, pedestal wash hand basin, shower cubicle with shower over, radiator, vinyl flooring.



Bedroom Two (9' 03" x 7' 07") or (2.82m x 2.31m)

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



Bedroom Three (7' 07" x 5' 10") or (2.31m x 1.78m)

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



Bathroom (5' 06" x 5' 05") or (1.68m x 1.65m)

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

## Outside

FRONT - Off road parking for two vehicles, with side access.

REAR - Fenced boundaries, patio, laid to lawn.

## Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating: B83

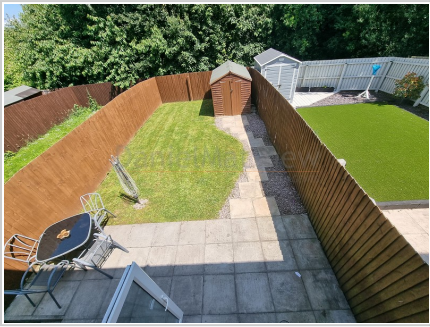
## Tenure

We are informed that the tenure is Freehold

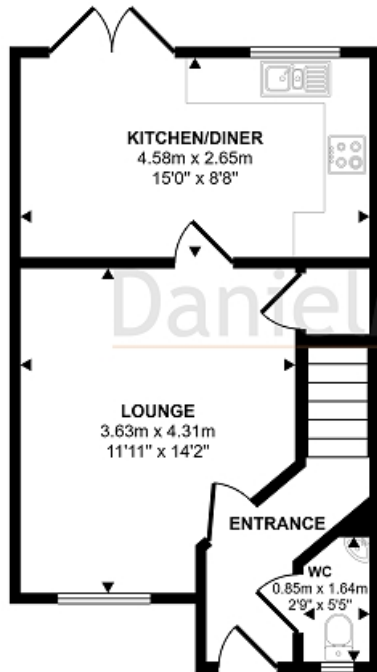
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Band D

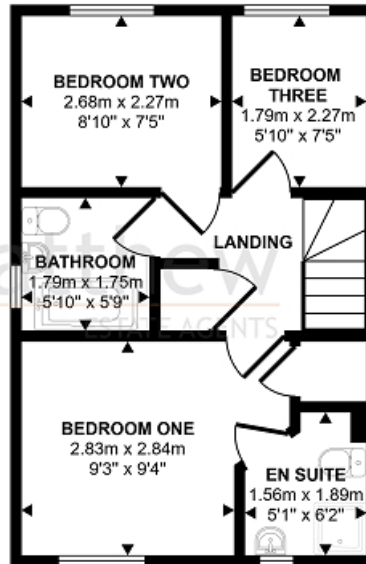
Deposit: £0.00



Approx Gross Internal Area  
68 sq m / 727 sq ft



Ground Floor  
Approx 35 sq m / 374 sq ft



First Floor  
Approx 33 sq m / 353 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.

*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.*