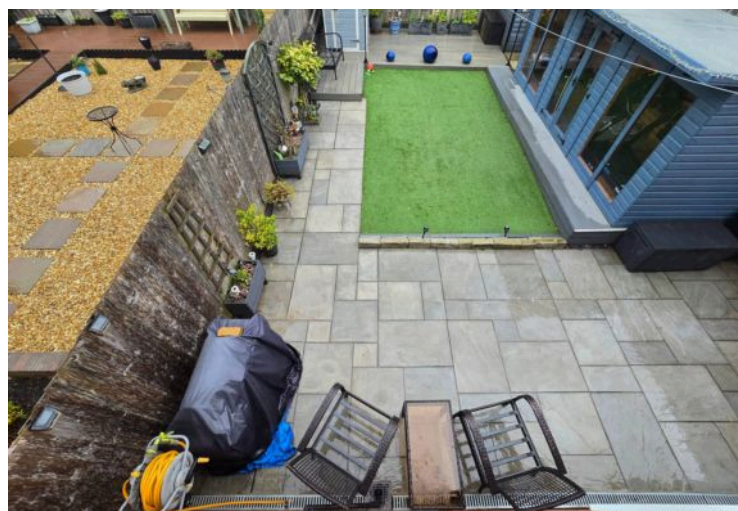




170 Ffordd Cadfan, Bridgend

£265,000 Freehold

THREE BEDROOM DETACHED WITH INTEGRAL GARAGE • LOUNGE AND KITCHEN/DINER • THREE BEDROOMS WITH PRIMARY BENEFITING A ENSUITE • DRIVE AND LANDSCAPED ENCLOSED GARDEN • SUMMER HOUSE WITH POWER AND LIGHT • CLOSE TO PRINCESS OF WALES HOSPITAL, M4 ACCESS AND CLOSE WALKS TO COITY VILLAGE

DanielMatthew
ESTATE AGENTS



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- LOUNGE AND KITCHEN/DINER
- THREE BEDROOMS WITH PRIMARY
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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Entrance

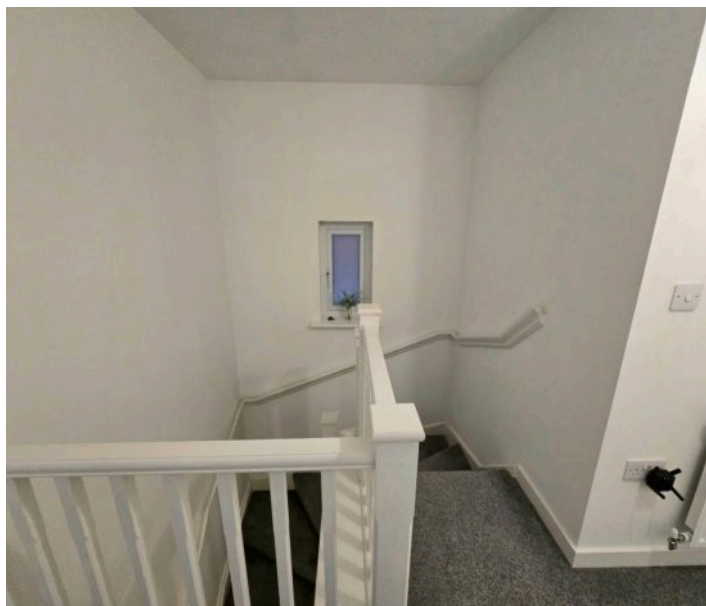
Enter via Composite door, plain ceiling, plain walls, carpet flooring, radiator, staircase leading to first floor, door leading into the lounge.

Lounge

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

Kitchen/Diner

UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to enclosed rear garden, plain ceiling, plain walls, laminate flooring, radiator, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, electric oven with four ring electric hob and extractor fan, space for washing machine, space for dining table and chairs.



WC

Downstairs cloakroom with a low level wc, pedestal wash hand basin, plain walls, plain ceiling, radiator and vinyl flooring.

Inner Hall

Inner hall with access to the kitchen/diner, wc and storage cupboard, plain walls and ceiling and laminate flooring.



Landing

Landing with access to first floor rooms, plain walls, plain ceiling, carpet flooring and attic hatch.

Bedroom One

UPVC double glazed window, spacious primary with a dressing area, access to the ensuite, plain walls, plain ceiling, carpet flooring and radiator.

En Suite

UPVC double glazed obscured window, plain ceiling, plain walls with extractor fan, tiled splash back to pedestal wash hand basin, vinyl flooring, modern double shower enclosure with thermostatic shower, low level wc and radiator.

Bedroom Three

UPVC double glazed window, spacious primary with a dressing area, access to the ensuite, plain walls, plain ceiling, carpet flooring and radiator.

Bedroom Two

UPVC double glazed window, spacious primary with a dressing area, access to the ensuite, plain walls, plain ceiling, carpet flooring and radiator.

Bathroom

UPVC double glazed obscured window, plain ceiling, plain walls with extractor fan, tiled splash back, vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin and paneled bath with mixer tap and radiator.

Garden

Fenced Boundaries, side gate leading to driveway and access to the integral garage, Beautifully landscaped garden with a laid to patio, path leading to the composite deck seating area, corner patio and spacious summer house which is a perfect gym, or entertaining space with power and light.

