



18, Ffordd Cadfan  
Bridgend, CF31 2DP

Watts  
& Morgan



# 18, Ffordd Cadfan

Bridgend CF31 2DP

**£199,950 Freehold**

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A well proportioned three bedroom end terraced town house situated in a popular modern development in Brackla. Located within walking distance of local shops, schools, amenities, Bridgend Town Centre and close proximity to Junction 36 of the M4. Accommodation comprises of entrance hall, open plan kitchen/dining/living area, WC. First floor landing, one double bedroom, one single room and family bathroom. Second floor main double bedroom. Externally offering two allocated parking spaces to the front and a landscaped rear garden. EPC Rating "B".

## Directions

\* Bridgend town centre - 1.4 Miles \* Cardiff - 21.7 Miles \*  
J36 of the M4 - 1.8 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

### ABOUT THE PROPERTY

Accessed via uPVC front door into the entrance hallway with vinyl flooring and staircase rising to the first floor.

The open plan kitchen/living area benefits from vinyl flooring to the kitchen area and carpeted flooring to the living area, windows to the front and patio doors opening out to the rear garden. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over with a breakfast bar area with space for high stools. Integrated appliances to remain include 4-ring gas hob with oven grill and extractor fan. Space is provided for freestanding fridge freezer. There is space for a freestanding washing machine (potential to remain) and ample space for living furniture.

The downstairs cloakroom is fitted with a 2-piece suite comprising of a WC and a wash-hand basin.

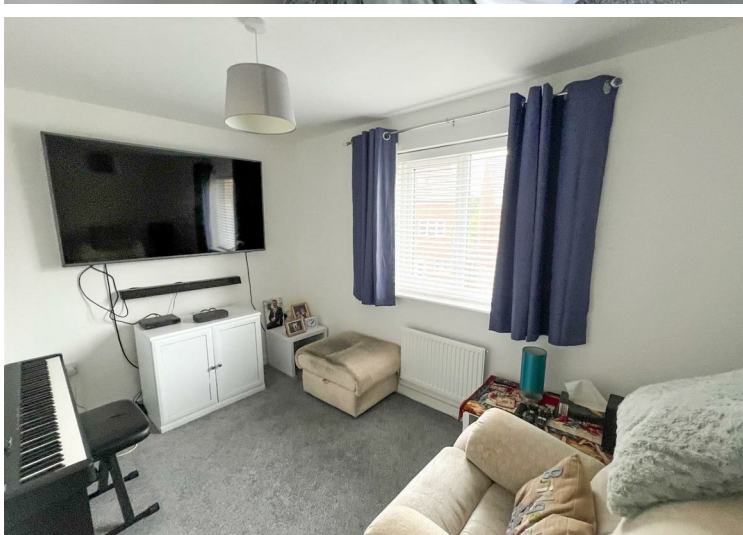
The first floor landing offers carpeted flooring. Bedroom two is accessed off the first floor landing, this is a good sized double bedroom with carpeted flooring and windows to the rear. Bedroom three is a L-shaped single room/study with carpeted flooring and two sets of windows to the front. The bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower and glass screen, WC and a pedestal wash-hand basin with tiling to the walls, vinyl flooring and window to the side. There is a staircase off the first floor landing leading to the second floor. The second floor landing benefits from carpeted flooring and built-in storage leading into bedroom one. Bedroom one is a great sized main bedroom with carpeted flooring and two Velux windows to the front and a further Velux window to the rear.

### GARDENS AND GROUNDS

Approached off Ffordd Cadfan No.18 benefits from two allocated off road two parking spaces to the front, there is a timber gate providing side access around to the rear garden. To the rear of the property is a fully enclosed landscaped garden laid with a patio section whilst the remainder is laid with artificial grass.

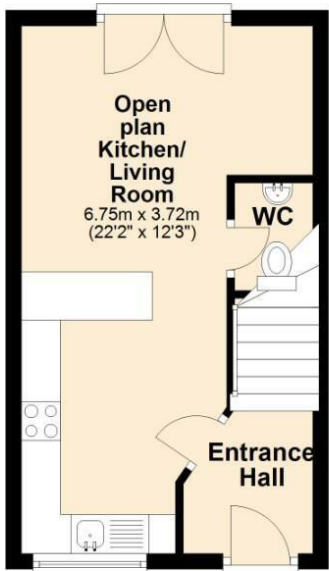
### ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating "B". Council Tax Band "D". Estate Management Fees apply. Approximately £218.43 annually. 4 Years left on NHBC.

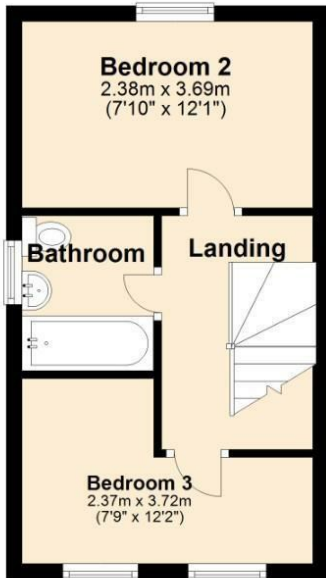




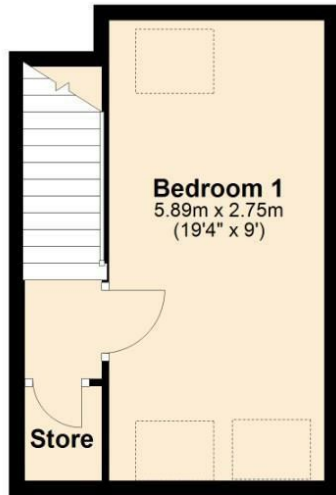
**Ground Floor**



**First Floor**



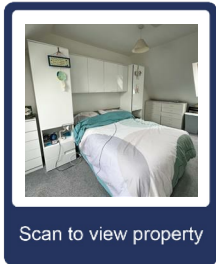
**Second Floor**



Total area: approx. 72.2 sq. metres (776.8 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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