



Ffordd Cadfan, offers over £270,000

- Three Bedroom
- Ensuite to Master
- Detached
- Garage and Driveway
- Close to Bridgend Town Centre
- EPC Rating: B



 3  2  2



About the property

Situated in the sought after Ffordd Cadfan estate is this three bedroom detached property. Within close proximity is Bridgend Town Centre that has shops, train station and bus station, you are also a short drive from McArthur Glen Outlet and the M4 corridor!!! Internally the property comprises entrance hall, lounge, kitchen, utility room and downstairs wc. To the first floor is a master with ensuite, two bedrooms and a family bathroom. To the rear of the property is a large enclosed garden with patio area and the rest laid to lawn. The property further benefits from side access to driveway and garage. Viewings are highly recommended for this property. To book call 01656657201 or book via our website www.peteralan.co.uk.



Accommodation

Entrance Hall

Enter via uPVC door. Access to lounge, kitchen, downstairs wc, stairs to first floor. Storage cupboard. uPVC double glazed window. Tiled flooring.

Lounge

12' 9" max x 12' 1" max (3.89m max x 3.68m max)
Laminate flooring. uPVC double glazed window.

Kitchen

9' 3" x 18' 1" (2.82m x 5.51m)
Fitted with matching wall and base units with worktop space over. Insert stainless steel sink with mixer tap. Integrated oven/hob. Space for fridge/freezer. Tiles. Spotlights. uPVC double glazed windows and doors to garden. Under stair cupboard. Access to utility room.

Utility Room

5' 5" x 5' 7" (1.65m x 1.70m)
Fitted with matching wall and base units with worktop space over. Space for washing

machine/dryer. Tiled flooring. uPVC door to side access.

Downstairs Wc

Fitted with two piece suite comprising wash hand basin and wc. Tiled flooring.

Landing

Access to all bedrooms and bathroom. Fitted carpet, Storage cupboard. uPVC double glazed window.

Master Bedroom

10' 6" x 12' 10" (3.20m x 3.91m)
Fitted carpet. uPVC double glazed window. Access to ensuite.

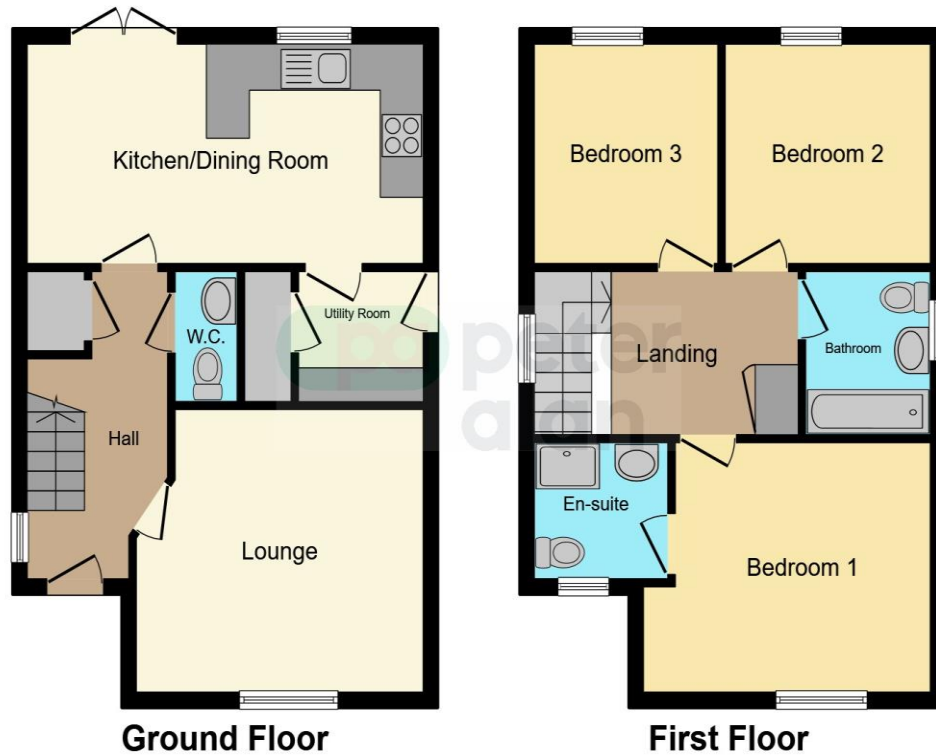
Ensuite

Fitted with three piece suite comprising shower, wash hand basin and wc. Tiles. uPVC double glazed window.

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Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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