

## 128 Ffordd Cadfan, Bridgend

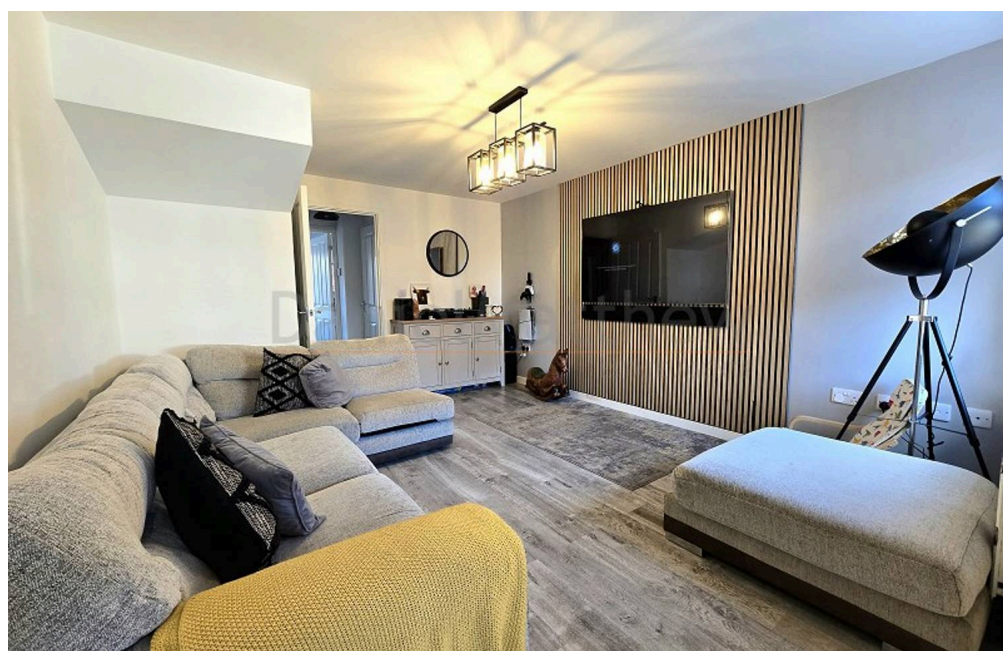
£239,950 Freehold

Three Bedroom Semi Detached Property • Spacious Lounge • Cloakroom / WC • Kitchen / Dining Room • Primary Bedroom with Generous Ensuite • Family Bathroom • Nicely Laid Out Enclosed Rear Garden • Garden Room • 5 Years Left On The NHBC Warrantee • Two Parking Spaces

**DanielMatthew**  
ESTATE AGENTS



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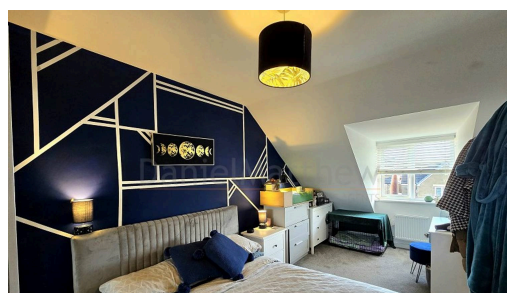
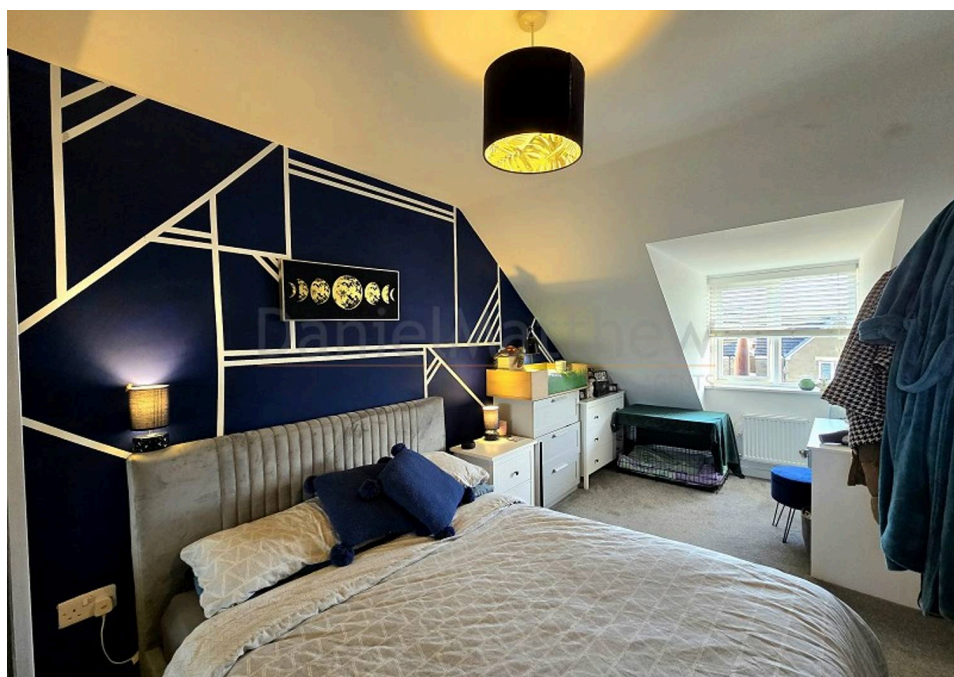
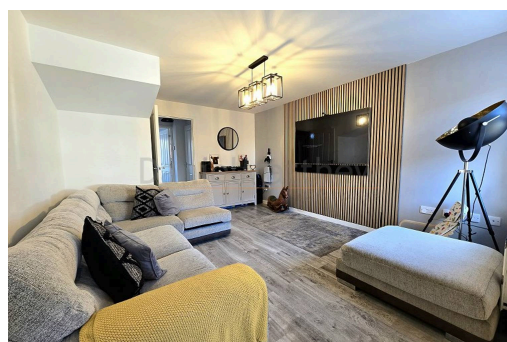
Modern three bedroom semi detached property situated over three floors, An ideal family home, 5 years remaining on NHBC, Close to M4 & Bridgend Town Centre, Located in a new development.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





### **Entrance Hallway**

Enter via front door into hallway which has skimmed ceiling and laminate flooring. Radiator. Door leading to lounge.

### **Lounge**

14' 9" x 11' 9" (4.49m x 3.58m)

Spacious lounge situated to the front of the property with UPVC double glazed window with blinds to remain and radiator under. Skimmed walls and ceiling. Provision for media wall. Laminate flooring. Door to inner hallway.

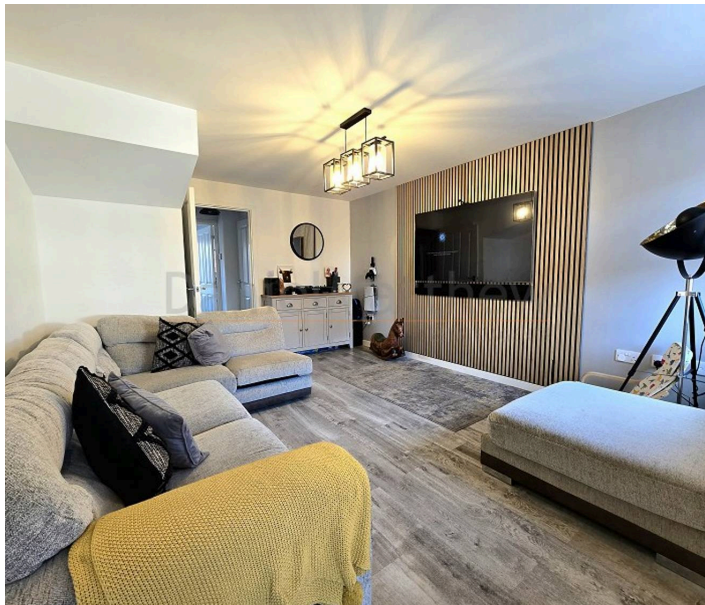
### **Inner Hallway**

Skimmed walls and ceiling. Carpeted staircase off to first floor. Door to cloakroom.

### **Cloakroom**

3' 8" x 4' 3" (1.11m x 1.30m)

A two piece suite in white which includes a WC and wash hand basin. Ceramic tiled floor. Radiator. Skimmed walls and ceiling.



### **Kitchen/Diner**

11' 8" x 8' 2" (3.56m x 2.49m)

A modern well presented kitchen / diner. The kitchen is fully fitted with a range of wall and base units to include inset draws and coordinating work surfaces and tiling to splash back areas. Stainless steel sink with drainer. Integrated gas hob with electric oven and canopy extractor over, integrated fridge freezer and plumbing for washing machine. Cupboard housing central heating boiler. Space for table and chairs. Skimmed walls and ceiling with spot lights. Laminate flooring. Radiator. UPVC double glazed window and French doors leading out onto the garden.



## Landing

Landing has fitted carpets and skimmed walls and ceiling. Doors to bedroom two, three and family bathroom. Staircase off to second floor.

## Bedroom Two

11' 9" x 10' 7" (3.58m x 3.22m)

Situated to the front of the property with two UPVC double glazed windows with blinds to remain. Radiator. Skimmed ceiling and walls with one feature papered wall. Fitted carpets.

## Bedroom Three

11' 10" x 8' 10" (3.61m x 2.69m)

Situated to the rear with UPVC double glazed window over looking the rear garden with blinds to remain and radiator under. Skimmed walls and ceiling with fitted carpets.

## Bathroom

7' 11" x 5' 7" (2.41m x 1.70m)

Three piece bathroom suite in white with tiling to splash back areas. Skimmed walls and ceiling. Tiled floor. Heated towel rail. Obscure UPVC double glazed window.

## Second Floor Landing

Fitted carpets. Door to master bedroom. Storage cupboard.

## Bedroom One

17' 2" x 8' 6" (5.23m x 2.59m)

A lovely size room with sloping skimmed ceiling and UPVC double glazed window to front with blinds and radiator under. Fitted carpets. Access to loft.



### **En-Suite**

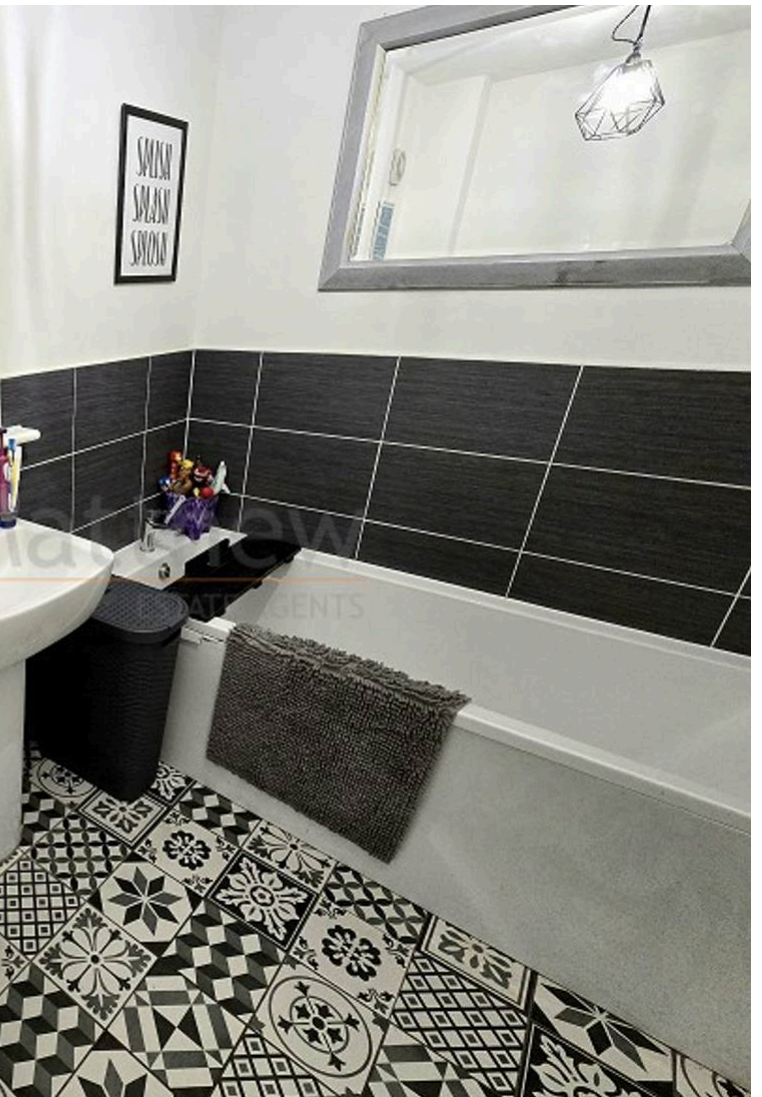
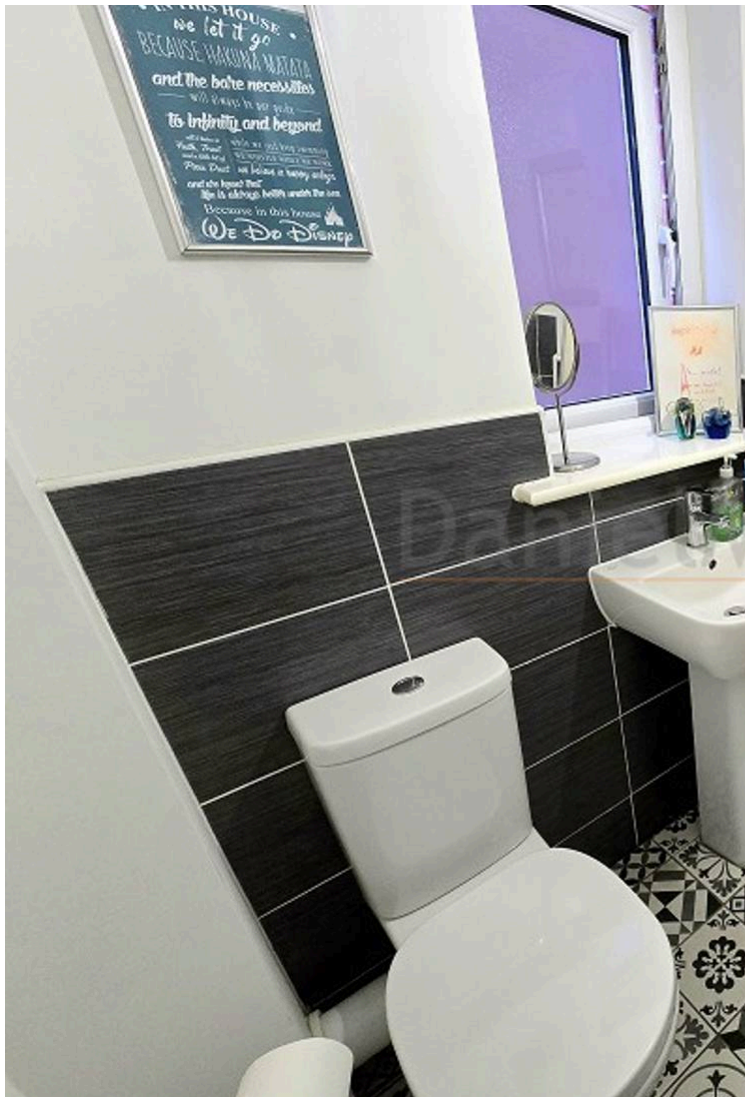
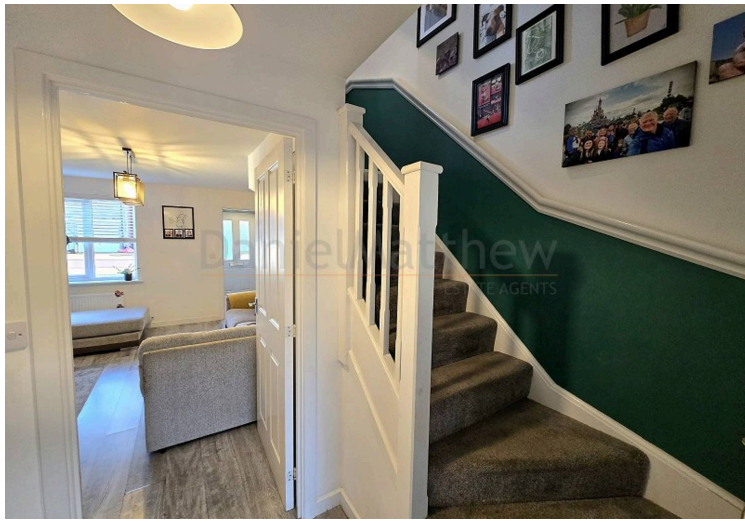
10' 10" x 4' 11" (3.30m x 1.50m)

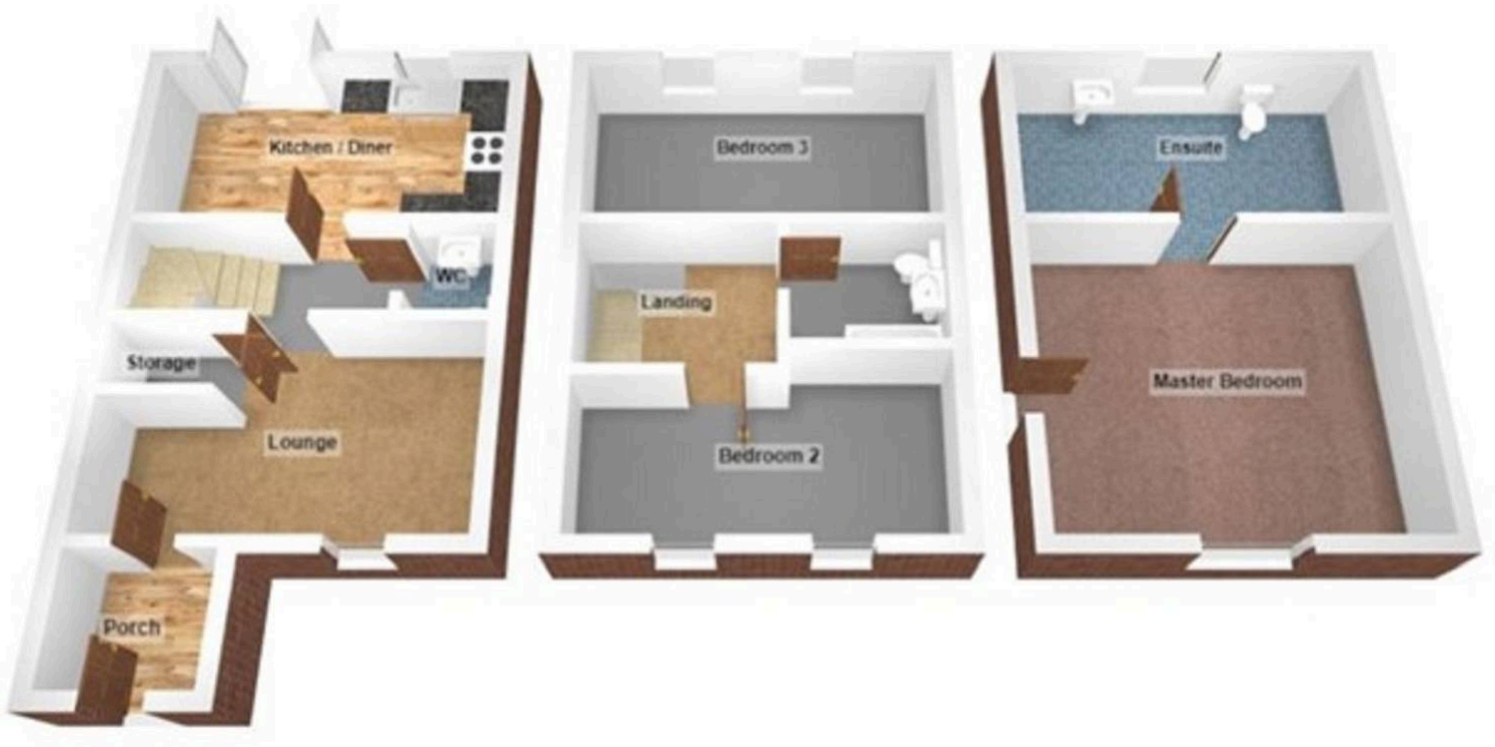
This ensuite shower room has a three piece suite in white and is a generous size. Skimmed sloping ceiling with velux window. Tiling to splash back areas. Tiled floor. Heated towel rail.

### **Garden**

A nicely laid out low maintenance rear garden enclosed with six foot close board fencing. There is a patio area and a gravel path leading to a garden room which had power laid on. Access via a side gate to the front of the property.







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