
15, Ffordd Maendy
Bridgend, CF32 9EZ
Watts
&Morgan

15 Ffordd Maendy

Sarn, Bridgend CF32 9EZ

£230,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A beautifully presented three-bedroom semi-detached home, ideally positioned within this sought-after modern development in Sarn. Offering well-proportioned accommodation arranged over two floors, this attractive property is offered to the market with the significant benefit of no onward chain. The ground floor comprises an entrance hallway, a living room, and a contemporary kitchen/dining room and a convenient ground floor WC completes this level. To the first floor, the principal bedroom benefits from an en-suite shower room, alongside two further well-proportioned bedrooms and a family bathroom. Externally, the property further benefits from two allocated off-road parking spaces and a landscaped garden. The location is particularly convenient, with the local train station easily accessible, while Junction 36 of the M4 motorway and Bridgend town centre are both just a short drive away, making the property ideally positioned for commuters.

Directions

Bridgend - 3.3 Miles Cardiff - 21.5 Miles J36 of the M4- 2.0 Miles

Your local office: Bridgend
T 01656 644288 (1)
E bridgend@wattsandmorgan.co.uk













Summary of Accommodation

ABOUT THE PROPERTY

Entered via an aluminium front door, the welcoming entrance hallway features vinyl flooring, with a carpeted staircase rising to the first-floor landing. The spacious living room is a comfortable and well-proportioned reception space, benefiting from a window to the front aspect and an attractive bay window to the side, together with carpeted flooring. The impressive open-plan kitchen/dining room is a particularly versatile space, with windows to the front and side aspects and patio doors opening directly onto the garden. The dining area provides ample room for a family dining table, while the kitchen is fitted with a range of coordinating wall and base units, complemented by work surfaces over. Integrated appliances include an oven/grill, four-ring gas hob and extractor hood, with designated space for a freestanding fridge/freezer, washing machine and dishwasher. Vinyl flooring continues throughout the kitchen/dining area. Completing the ground floor is a convenient cloakroom, fitted with a modern two-piece white suite comprising a WC and wash hand basin.

The first-floor landing features carpeted flooring and provides access to the loft hatch, with doors leading to all three bedrooms and the family bathroom. Bedroom one is a well-proportioned double bedroom, benefiting from carpeted flooring and a window overlooking the front aspect. The adjoining en-suite shower room is fitted with a three-piece suite comprising a shower cubicle, WC and wash hand basin, complemented by a side-aspect window, vinyl flooring and partially tiled walls. Bedroom two is a further generous double bedroom, featuring carpeted flooring, useful over-stairs storage and windows overlooking both the front and side aspects. Bedroom three is a comfortable single bedroom, with carpeted flooring and a side-aspect window. Completing the first floor is the family bathroom, fitted with a three-piece suite comprising a panelled bath, WC and wash hand basin. The room benefits from partially tiled walls and vinyl flooring.

GARDENS AND GROUNDS

Approached via Ffordd Maendy, No. 15 benefits from two allocated off-road parking spaces. The property also enjoys a well-maintained landscaped side garden, with a timber gate providing convenient access to the front of the property. The garden has been thoughtfully landscaped to provide a versatile outdoor space, comprising a lower paved patio area with steps leading up to a raised decked seating area, creating an ideal setting for outdoor dining, entertaining or simply relaxing.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "C". Council Tax band "D"

AML

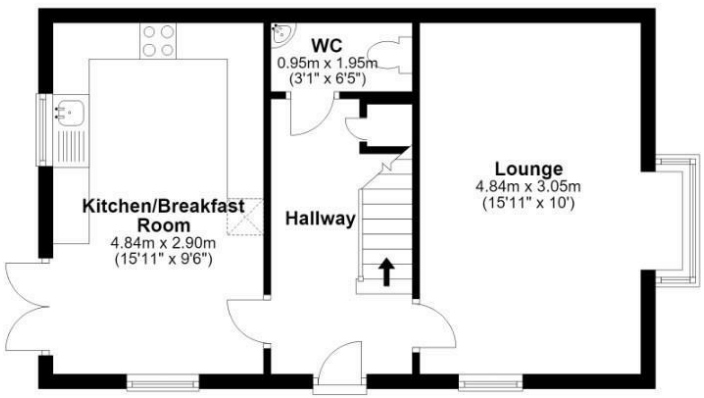
Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

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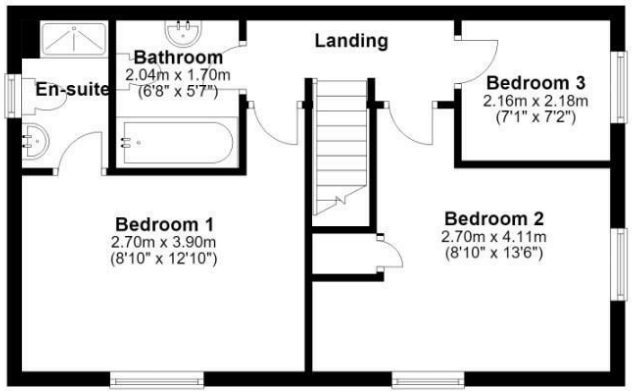
Ground Floor

Approx. 41.7 sq. metres (448.4 sq. feet)



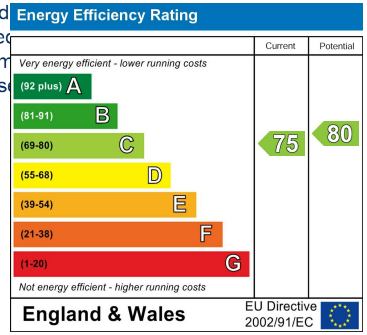
First Floor

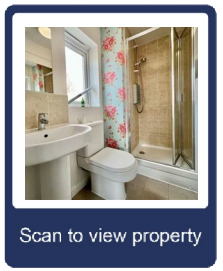
Approx. 39.6 sq. metres (425.9 sq. feet)



Total area: approx. 81.2 sq. metres (874.3 sq. feet)

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