



187 Ffordd Cadfan, Bridgend

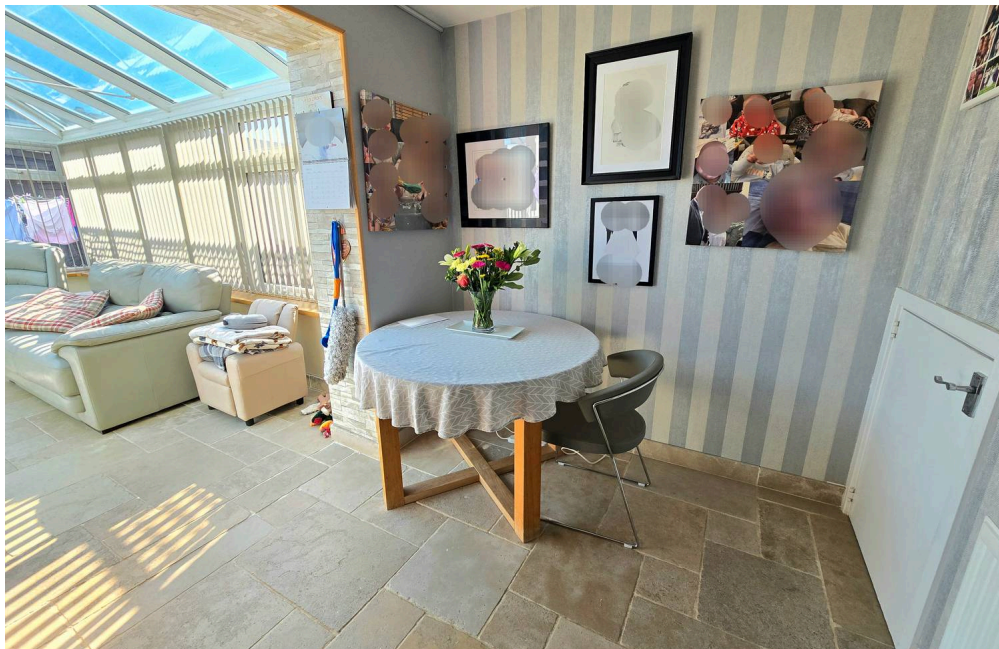
£295,000 Freehold

Detached Family Home • Three Bedrooms With En-Suite To Primary Bedroom • Two Reception Rooms • Cloakroom, Family Bathroom & En-Suite • Large Conservatory Offering Versatile Living Space • 3 Years Remaining On NHBC Warranty • Driveway For Two Vehicles • Rear Garden With Side Access • Located On A Popular Development • Close To M4 Corridor, Local Schools, Shops & Transport Links

DanielMatthew
ESTATE AGENTS



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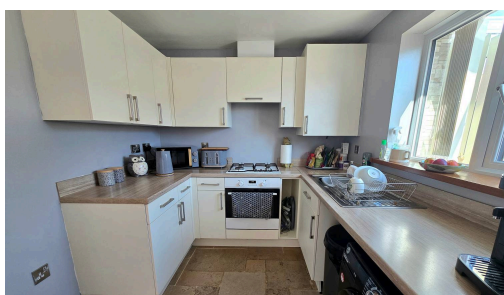
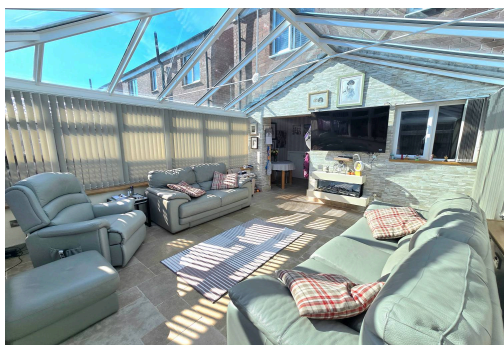
Modern well presented 3-bed detached home with en-suite, spacious living areas, large conservatory, driveway for 2 cars, 3 years NHBC warranty, and great commuter links. Close to schools and shops.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Hallway

Enter via a composite obscured front door leading into hallway, plastered ceiling, plastered walls, wall mounted electric consumer unit, radiator, door leading into lounge.

Lounge

15' 7" x 10' 4" (4.75m x 3.14m)

Spacious lounge comprises UPVC double glazed window with blinds to remain to front aspect, plastered ceiling, plastered walls, engineered oak wood flooring, radiator, door leading into inner hallway and reception room two.

Reception Room Two

16' 11" x 7' 9" (5.16m x 2.36m)

Originally a garage but converted around 2020 which now offers a ideal second reception room. UPVC double glazed window with blinds to front aspect, plastered ceiling, plastered walls, engineered oak wood flooring, radiator and electric wall mounted heater.

Inner Hallway

Plastered ceiling, plastered walls, staircase leading to first floor, doors leading into cloakroom and kitchen/diner.

Cloakroom

5' 7" x 3' 0" (1.71m x 0.92m)

Plastered ceiling, plastered walls, extractor fan, two piece white suite comprising low level WC and pedestal wash hand basin with tiled splashback, radiator.



Kitchen/Diner

18' 10" x 7' 10" (5.75m x 2.40m)

UPVC double glazed window to rear aspect over looking spacious conservatory, plastered ceiling, plastered walls with one featured wallpapered wall, reconstructed ceramic tiled flooring, a range of matching wall and base units to include inset draws with complimentary worksurfaces, stainless steel sink with drainer and mixer tap, corner cupboard housing wall mounted 'Logic' combination boiler, electric oven with four ring gas hob and extractor fan, plumbing for washing machine, space for fridge freezer. The dining area has space for dining table and chairs. Understairs storage cupboard. Opening leading into welcoming conservatory. Ideal room for hosting family/friends.

Conservatory

15' 10" x 16' 1" (4.83m x 4.90m)

A large welcoming conservatory in white UPVC with French doors to the garden with blinds to remain. This room offers a versatile living space. The floor is reconstructed ceramic tiled flooring, wall lights, electric fire place and provision for wall mounted television. This was added to the property 2020.

Landing

Plastered ceiling, plastered walls, fitted carpet, loft access which is part boarded, storage cupboard, radiator and doors leading into all first floor rooms.

Bedroom One

18' 8" x 8' 9" (5.70m x 2.66m)

Two UPVC double glazed windows to front aspect with blinds to remain, plastered ceiling, plastered walls and feature wallpapered walls, grey laminate flooring, radiator, door leading into en-suite.



En-Suite

7' 1" x 5' 1" (2.15m x 1.54m)

UPVC double glazed obscured window to side aspect, plastered ceiling, plain walls, tiled flooring, tiled splashback, three piece suite comprising low level WC, pedestal wash hand basin and double shower cubicle, extractor fan, radiator.

Bedroom Two

11' 6" x 8' 7" (3.50m x 2.62m)

UPVC double glazed window to rear aspect with blinds to remain, plastered ceiling, plastered walls with feature wallpapered wall, laminate flooring, radiator.

Bedroom Three

9' 11" x 7' 2" (3.03m x 2.19m)

UPVC double glazed window to rear aspect with blinds to remain, plastered ceiling, plastered walls, laminate flooring, radiator.

Family Bathroom

6' 5" x 8' 6" (1.95m x 2.60m)

UPVC double glazed obscured window to side aspect, plastered ceiling, plastered walls, tiled splashback, tiled flooring, three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and over head shower with screen, radiator.

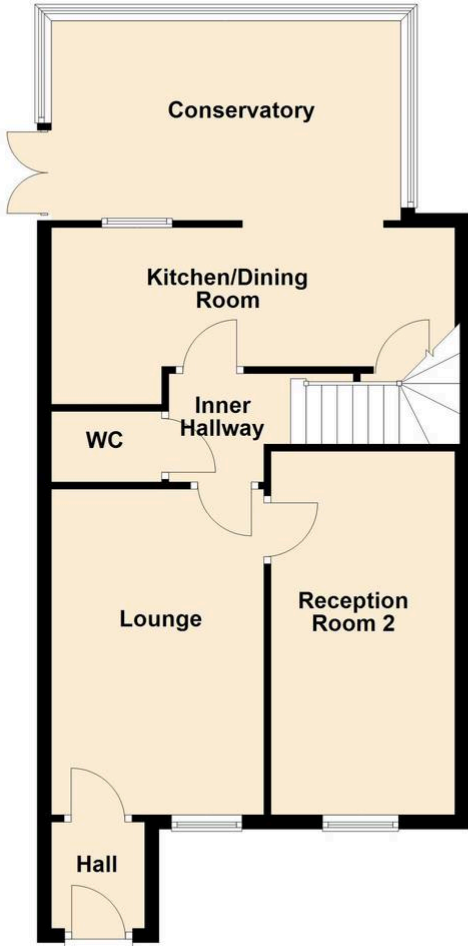
Garden

40' 3" x 23' 11" (12.28m x 7.3m)

East facing rear garden and measured to furthest points, fenced boundaries, whole rear garden is decked, side access leading to front of property, garden shed to remain.



Ground Floor



First Floor

