



10 Nant Ffornwg, Bridgend

£279,950 Freehold

Extended 5-bed semi in quiet cul-de-sac. Two receptions, kitchen, utility, garage, driveway, woodland views, large garden with patio, near schools, shops, M4, and Bridgend town centre.

Council Tax band: C

Tenure: Freehold

DanielMatthew
ESTATE AGENTS



Extended 5-bed semi in quiet cul-de-sac. Two receptions, kitchen, utility, garage, driveway, woodland views, large garden with patio, near schools, shops, M4, and Bridgend town centre.



- Extended Semi Detached Family Home
- Five Good Sized Bedrooms
- Two Reception Rooms, Offering Versatile Living
- Kitchen, Large Utility Room & Downstairs Cloakroom
- Shower Room To First Floor
- Driveway Parking And Single Garage
- Situated In A Cul-De-Sac Position, Popular Location
- Beautiful Rear Garden Overlooking Woodlands
- Close To Great Local Schools, Retail Parks & Easy Access To M4 Corridor



Entrance Porch

5' 2" x 5' 1" (1.58m x 1.56m)

Enter via UPVC double glazed obscured door with Obscured side glass panel leading into entrance porch, textured ceiling, plastered walls, fitted carpet, radiator, door leading into Spacious Lounge.

Lounge

14' 9" x 13' 8" (4.50m x 4.17m)

UPVC double glazed window to front aspect, textured ceiling with coving, plastered walls, fitted carpet, two radiators, staircase leading to first floor with understairs storage, electric consumer unit wall mounted, electric fireplace with marble surround to remain, opening into dining room.

Dining Room

8' 6" x 8' 5" (2.58m x 2.56m)

UPVC double glazed window to rear aspect, textured ceiling with coving, papered walls, laminate flooring, radiator. A versatile room to suit family living, door leading into Kitchen.

Kitchen

10' 0" x 8' 0" (3.04m x 2.44m)

UPVC double glazed window to rear aspect, plastered ceiling with coving, plastered walls, tiled splashback, laminate flooring a range of matching wall and base units with complimentary worksurfaces, one and a half stainless steel sink with drainer and mixer tap, electric oven with induction four ring hob, space for undercounter fridge, door leading into utility room.

Utility Room

12' 2" x 9' 2" (3.71m x 2.80m)

UPVC double glazed window to rear aspect, UPVC double glazed obscured door leading to beautiful rear garden, A large utility room comprising textured ceiling, plastered walls, tiled flooring, radiator, base units with complimentary work surfaces, plumbing for washing machine, space for tumble dryer, fridge/freezers, door leading into Cloakroom.

Cloakroom

3' 9" x 3' 8" (1.14m x 1.13m)

UPVC double glazed obscured window to rear aspect, textured ceiling, plastered walls, tiled flooring, tiled splashback, two piece suite comprises low level WC and floating wash hand basin.

Landing

Textured ceiling, two loft space accesses, plastered walls, fitted carpet, airing cupboard housing boiler, doors leading into all first floor rooms.

Shower Room

5' 10" x 5' 6" (1.79m x 1.67m)

UPVC double glazed obscured window to rear aspect, textured ceiling, tiled walls, panelled splashback, laminate flooring, three piece suite comprises low level WC, pedestal wash hand basin and walk in shower cubicle with electric overhead shower, chrome heated towel rail.

Bedroom One

12' 7" x 8' 4" (3.84m x 2.54m)

UPVC double glazed window to front aspect, textured ceiling with coving, papered walls, fitted carpet, radiator.

Bedroom Two

10' 9" x 9' 2" (3.27m x 2.80m)

UPVC double glazed window to front aspect, textured ceiling with coving, plastered walls with one feature papered wall, fitted carpet, radiator.

Bedroom Three

10' 7" x 8' 8" (3.23m x 2.63m)

UPVC double glazed window to rear aspect, textured ceiling with coving, plastered walls with one feature papered walls, fitted carpet, radiator.

Bedroom Four

12' 8" x 9' 2" (3.85m x 2.79m)

UPVC double glazed window to rear aspect, textured ceiling with coving, plastered walls with dado rail, fitted carpet, radiator.

Bedroom Five

8' 4" x 8' 2" (2.54m x 2.50m)

UPVC double glazed to front aspect, textured ceiling and coving, papered walls, fitted carpet, radiator.



FRONT GARDEN

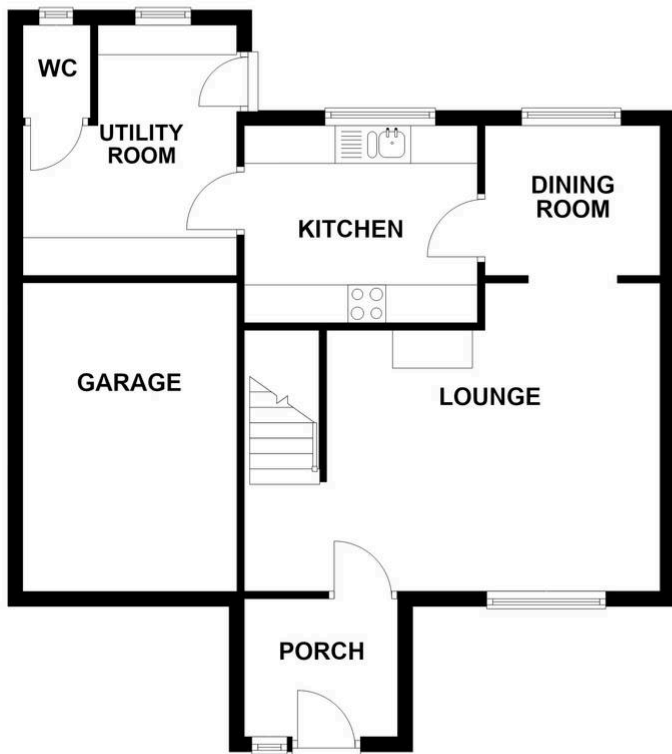
Driveway to front leading to single garage, pathway leading to front door, laid to lawn area, side gate access leading to enclosed rear garden.

GARDEN

North West facing enclosed rear garden, fenced boundaries, good sized patio area for enjoying the summer, pathway leading to the side of the property with brick shed and side gate leading to front of property, mostly laid to lawn, great size rear garden, with vegetable patch, and green house to remain. mature plants.



GROUND FLOOR



FIRST FLOOR

