



Ffordd Maendy, offers over £330,000

- Off Street Parking And Garage
- Quiet New Development
- En-suite To Master Bedroom
- Modern Throughout
- Spacious Family Home
- Fitted Wardrobes In The Bedroom's
- EPC Rating: C



 4  2  2



About the property

A well-presented and spacious four-bedroom detached family home, ideally located within the highly sought-after development of Sarn, Bridgend. This attractive double-fronted property offers generous and versatile accommodation, making it an excellent choice for growing families.

The home is set back with a detached garage and driveway providing ample off-road parking, while to the rear lies a generous and well-maintained garden, perfect for outdoor entertaining, family time, or relaxing in a private setting.

The ground floor comprises a welcoming entrance hall and a bright spacious reception room. The heart of the home is the sociable family kitchen diner with built in appliances, ideal for modern family living. Leading from the kitchen is a separate utility space with washing machine and tumble dryer to remain, providing additional access to the rear garden and giving access to the downstairs cloakroom, offering practical living.

To the first floor are four generous bedrooms, all of excellent proportions. The impressive master suite occupies one end of the property, offering a sense of privacy and benefiting from a well-appointed ensuite bathroom. The remaining bedrooms are served by the family bathroom. Three of four bedrooms have



Accommodation

Lounge

10' 6" x 8' 10" (3.20m x 2.69m)

Reception Room

15' 9" x 9' 10" (4.80m x 3.00m)

Kitchen/Dining Room

15' 9" x 14' 9" (4.80m x 4.50m)

Utility Room

6' 3" x 4' 1" (1.91m x 1.24m)

Bedroom 1

13' 9" x 9' 2" (4.19m x 2.79m)

Bedroom 2

12' 10" x 8' 6" (3.91m x 2.59m)

Bedroom 3

9' 10" x 9' 2" (3.00m x 2.79m)

Bedroom 4

6' 11" x 6' 3" (2.11m x 1.91m)

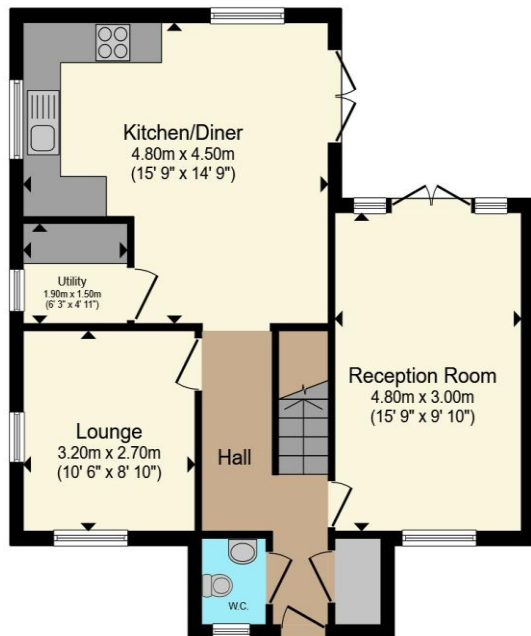
Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

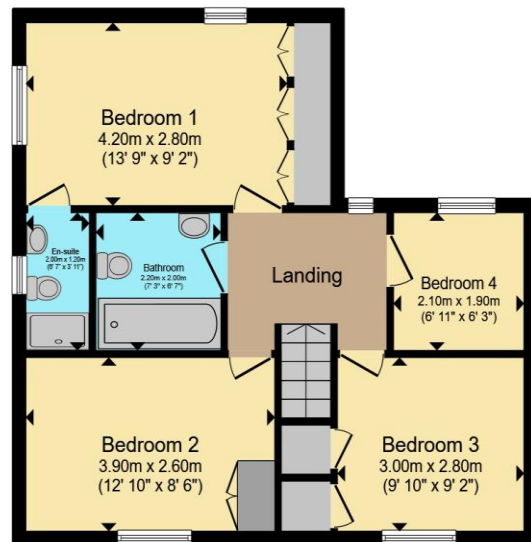
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Floorplan



Ground Floor



First Floor

Total floor area 108.0 m² (1,163 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Important Information

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