



63 Ffordd Cadfan, Bridgend

£225,000 Freehold

Modern Three Bedroom Semi Detached House • Spacious Lounge • Modern Fitted Kitchen • Downstairs Cloakroom/W.C. • Driveway For Two Vehicles • Rear Garden With Side Access • Located On A Popular Development • Close To Local Schools, Shops & Transport Links • Close To Bridgend Town Centre

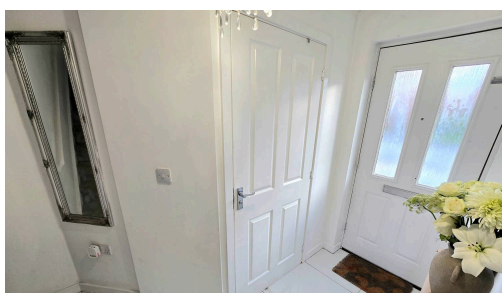
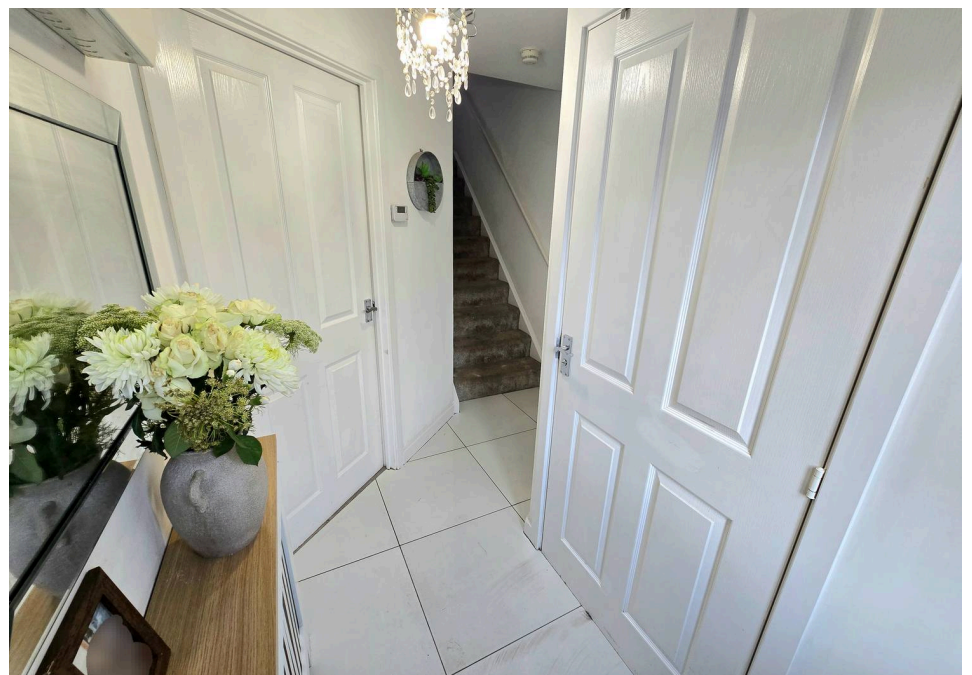
DanielMatthew
ESTATE AGENTS



- Modern Three Bedroom Semi Detached House
- Spacious Lounge
- Modern Fitted Kitchen
- Downstairs Cloakroom/W.C.
- Driveway For Two Vehicles
- Rear Garden With Side Access
- Located On A Popular Development
- Close To Local Schools, Shops & Transport Links
- Close To Bridgend Town Centre



- Modern Three Bedroom Semi Detached House
- Spacious Lounge
- Modern Fitted Kitchen
- Downstairs Cloakroom/W.C.
- Driveway For Two Vehicles
- Rear Garden With Side Access
- Located On A Popular Development
- Close To Local Schools, Shops & Transport Links
- Close To Bridgend Town Centre





Hallway

Access via composite front door with frosted glazed panel. Emulsioned ceiling, emulsioned walls, ceramic tiled flooring. Electricity consumer unit. Radiator. Stairs to first floor accommodation. Door into cloakroom and door into ground floor accommodation.

Cloakroom/W.C.

4' 6" x 3' 0" (1.38m x 0.92m)

Emulsioned ceiling, emulsioned walls with one wallpapered feature wall. Upvc front facing frosted double glazed window. Ceramic tiled flooring. Radiator. Room fitted with two piece white ceramic suite comprising; w.c. and corner wash hand basin with ceramic tiled splash back.

Lounge

14' 4" x 12' 0" (4.37m x 3.67m)

Spacious room with emulsioned ceiling, emulsioned walls with feature papered wall. Front facing double glazed Upvc window. Grey wood effect laminate floor. Radiator. Under stair storage cupboard. Door into kitchen/diner.

Kitchen/Diner

15' 3" x 8' 10" (4.66m x 2.70m)

Emulsioned ceiling. Emulsioned walls with one feature papered wall. Rear facing Upvc double glazed window to kitchen area. Ceramic tiled floor. Room is fitted with a range of white gloss floor and wall cupboards and laminate worktops. Integrated fridge/freezer. Stainless steel sink with mixer tap and drainer. Built in stainless steel gas hob with stainless steel overhead extractor and built in electric oven below. Cupboard housing gas fired combination boiler. Radiator. Plumbing for washing machine. Space for dining table and chairs. Upvc French doors opening onto rear garden.



Landing

Emulsioned ceiling. Emulsioned walls. Fitted carpet. Loft access hatch. Storage cupboard. Doors leading off.

Bedroom 1

12' 0" x 9' 6" (3.67m x 2.90m)

Emulsioned ceiling. Emulsioned walls. Radiator. Front facing Upvc double glazed window. Built in storage cupboard. Door into ensuite.

Bedroom 2

9' 2" x 7' 7" (2.80m x 2.32m)

Emulsioned ceiling. Emulsioned walls with one papered feature wall. Rear facing Upvc double glazed window. Radiator. Fitted carpet.

Bedroom 3

7' 8" x 5' 11" (2.33m x 1.80m)

Emulsioned ceiling. Emulsioned walls with one papered feature wall. Rear facing Upvc double glazed window. Radiator. Fitted carpet.

Ensuite

5' 11" x 5' 4" (1.81m x 1.62m)

Emulsioned ceiling. Emulsioned walls with ceramic tiled splashbacks. Front facing frosted Upvc double glazed window. Radiator. Ceramic tiled floor. Room is fitted with a three piece white suite comprising; w.c., pedestal wash hand basin, shower cubicle with mains fed shower. Extractor fan.



Family bathroom

6' 1" x 5' 11" (1.85m x 1.81m)

Emulsioned ceiling. Emulsioned walls with ceramic tiled splashbacks. Side facing frosted Upvc double glazed window. Radiator. Ceramic tiled floor. Room is fitted with a three piece white suite comprising; w.c., pedestal wash hand basin, panelled bath. Extractor fan.

Front Garden

Off road parking for two vehicles to the front of the property. Shared path to front door and side gate to rear garden.

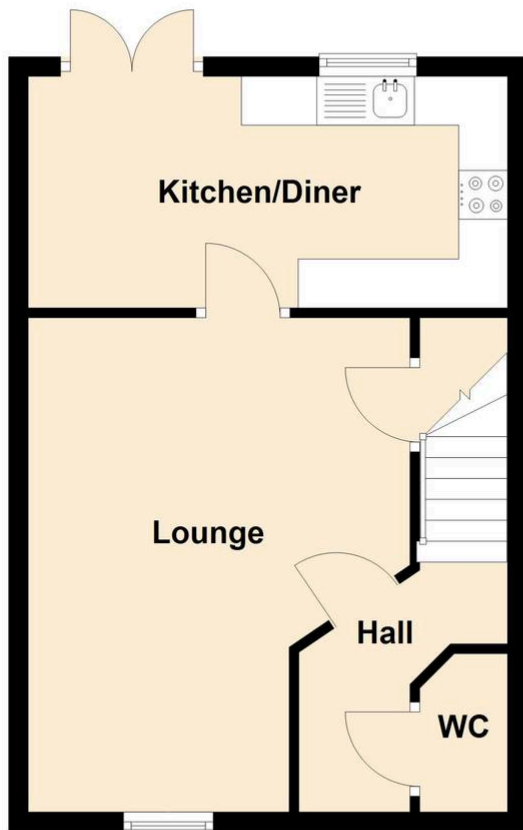
Garden

Rear garden bounded on three sides by wooden fencing. Garden laid mainly to lawn with paved sun terrace directly off the rear of the property. Side access to front of property.

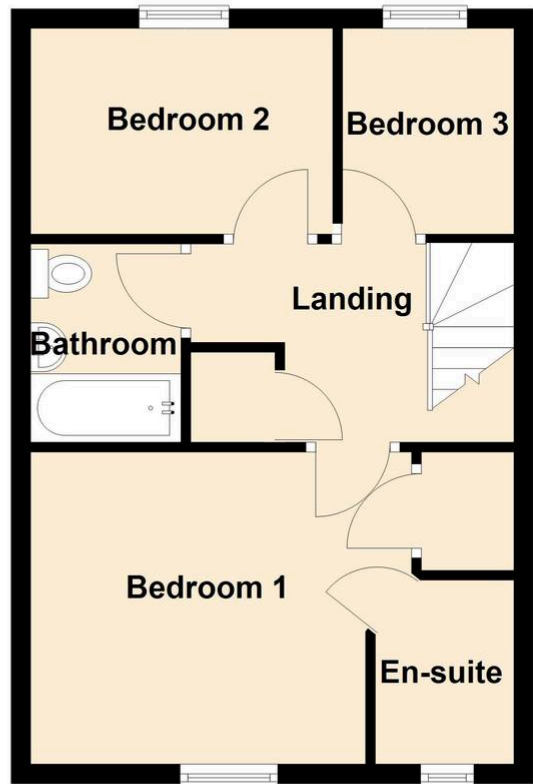




Ground Floor



First Floor



You can include any text here. The text can be modified upon generating your brochure.