



## 156 Ffordd Cadfan, Bridgend

£227,500 Freehold

A spacious three double bedroom family home • Positioned at the head of a quiet modern development • Accommodation shared over three stories • Available to purchase with NHBC warranty still in place • Being sold with no ongoing chain • Upgraded kitchen and ground floor flooring • Main bedroom with private ensuite shower room • Private enclosed rear garden • Allocated driveway off road parking adjacent to the property for two vehicles • Ground floor cloakroom, first floor bathroom and second floor private ensuite • Offering convenient commuter access to the M4 Jct 36 • Safe accessible walking routes to local play parks, schools and amenities

**DanielMatthew**  
ESTATE AGENTS



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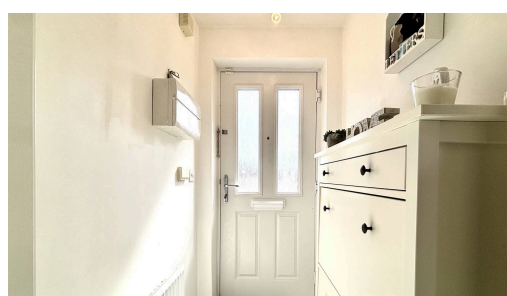
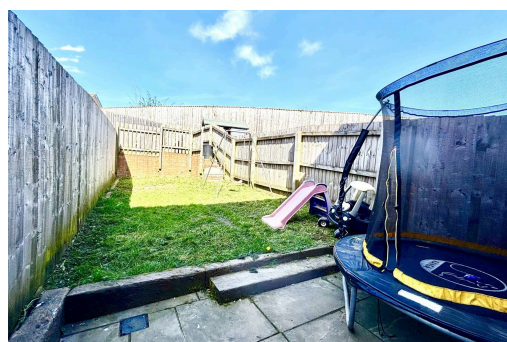


Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:  
B





### **Entrance Hallway**

The property is entered via a partial glazed composite door into a light and inviting entrance hallway, laid to a marble effect ceramic tiled floor.

### **Lounge**

Accessed via the entrance hallway, the bright and spacious lounge provides a UPVC double glazed window to the front, fitted carpet flooring, gives access to a useful understairs storage cupboard and has a rear doorway leading into the inner hallway.

### **Cloakroom**

The convenient ground floor WC is accessed off the inner hallway, laid to a marble effect ceramic tiled floor. It is fitted with a white two piece suite comprising low level WC and a wall mounted wash hand basin.



### **Kitchen/Diner**

The kitchen/dining area benefits from a continuation of the same marble effect ceramic tiled flooring as the hallway. It has been fitted with a matching range of contemporary Anthracite grey base and wall mounted units, with a complimenting light grey laminated work surface. It offers space for a fridge/freezer, space for a slim line dishwasher, integrated electric oven with four burner gas hob and space for a washing machine. There is a UPVC double glazed window to the rear, positioned above the stainless steel sink unit and UPVC double glazed patio doors providing access to the garden.



### **Bedroom One**

Located on the second floor, the room is a spacious double bedroom benefitting from fitted carpet flooring, a UPVC double glazed window to the front and has a rear doorway leading to a private ensuite shower room.

### **Ensuite**

Accessed off bedroom one, this larger than average private ensuite shower room has been fitted with a modern three piece suite comprising; corner shower cubicle, pedestal wash hand basin and low level WC. The room is fitted with wood effect vinyl flooring and benefits from a velux roof window to the rear.

### **Bedroom Two**

The larger of the two double bedrooms on the first floor. It benefits from two UPVC double glazed windows to the front, fitted carpet flooring and features a useful alcove recess to one wall, ideal for storing free standing wardrobe furniture.

### **Bedroom Three**

A well proportioned double bedroom featuring one large UPVC double glazed window to the rear, fitted carpet flooring and a useful recess alcove space allowing for free standing wardrobe storage.



## Bathroom

The first floor bathroom offers shared use between bedrooms two and three. It is fitted with a modern white three piece suite comprising; panel bath, pedestal wash hand basin and low level WC. There is contemporary half height splashback tiling to walls and wood effect vinyl flooring.

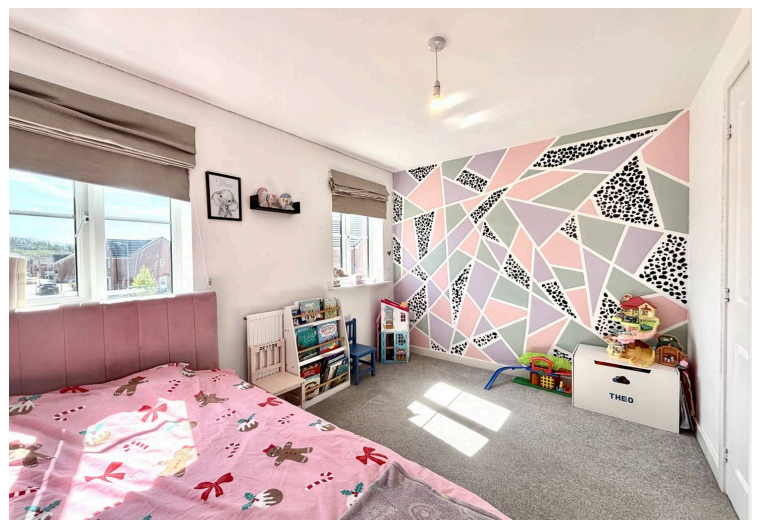
## Landing

The bedroom accommodation is shared over two floors, with two fixed staircases and a landing area laid to fitted carpet flooring.

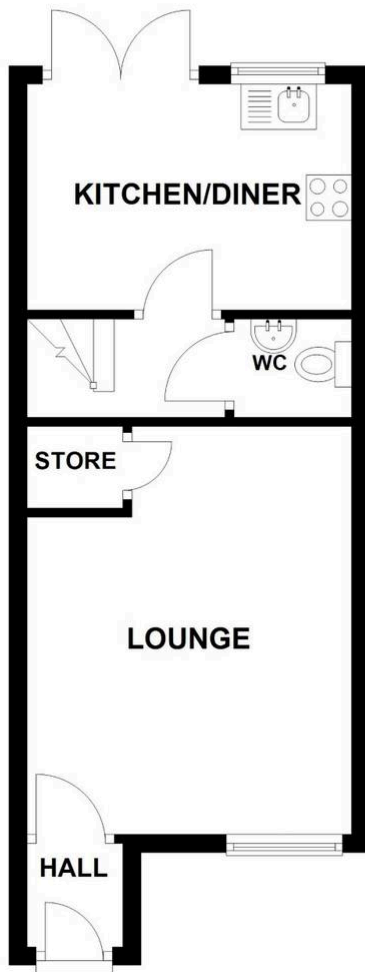
## Garden

An enclosed rear garden laid mainly to lawn, with a paved patio space adjoining the property and a small raised tiered section to the rear, ideal space to create a raised sun deck or vegetable garden.

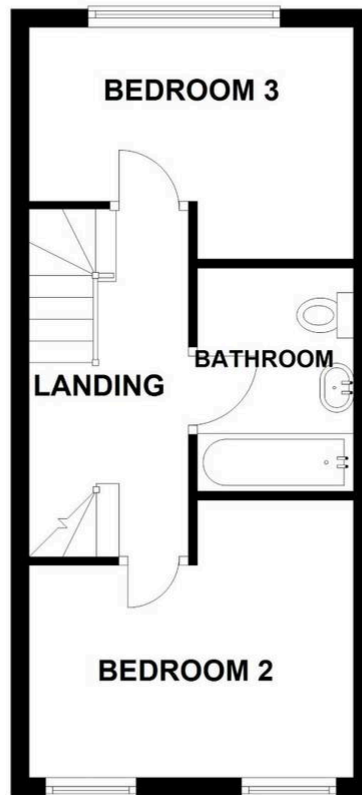




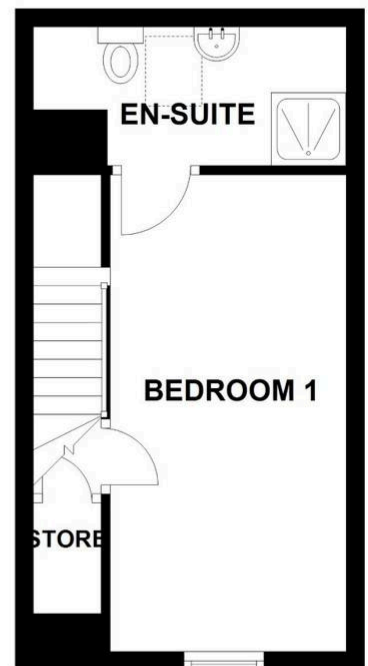
### GROUND FLOOR



### FIRST FLOOR



### SECOND FLOOR



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