

114 Ffordd Cadfan
Bridgend
CF31 2DQ

£285,000



- MODERN DETACHED PROPERTY
- THREE GENEROUS BEDROOMS
- CLOAKROOM, BATHROOM & ENSUITE
- NHBC AVAILABLE
- POPULAR ESTATE CLOSE TO ALL AMENITIES
- DETACHED GARAGE AND DRIVEWAY
- IMMACULATELY PRESENTED THROUGHOUT
- SPACIOUS LOUNGE & KITCHEN/DINER
- CLOSE TO M4, PRINCESS OF WALES HOSPITAL, PUBLIC TRANSPORT
- CALL TODAY TO VIEW ON 01656 750764

Ref: PRA11092

Viewing Instructions: Strictly By Appointment Only



General Description

*** IDEAL FAMILY HOME, DETACHED PROPERTY ** Daniel Matthew Estate Agents are pleased to offer for sale this immaculate three bedroom detached property situated in the sought-after development of Ffordd Cadfan. Situated within easy access to M4 Corridor, Princess Of Wales Hospital, public transport and great school catchment. Property comprises to the ground floor, A welcoming hallway, cloakroom, spacious lounge, and a kitchen/diner which is great for hosting family/friends and a utility room. To the first floor, three generous bedrooms, family bathroom and en-suite to main bedroom. Further benefits are driveway, detached garage and great rear garden. Viewings are highly recommended, please contact a member of our team today on 01656 750764.

Accommodation



Hallway

Enter via Composite door leading into a bright and welcoming hallway, plain ceiling, plain walls, laminate flooring, UPVC double glazed window to side aspect, radiator, staircase leading to first floor, doors leading into;-



Lounge (12' 9" x 12' 2") or (3.89m x 3.71m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator.



Cloakroom/w.c

Plain ceiling, plain walls, laminate flooring, two piece suite comprising low level WC and pedestal wash hand basin, radiator.



Kitchen / Dining Room (17' 11" x 9' 2") or (5.45m x 2.79m)

UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to enclosed rear garden, plain ceiling, plain walls, tiled splashback, tiled flooring, radiator, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, electric oven with four ring electric hob and extractor fan, integrated fridge/freezer and dishwasher. Space for dining table and chairs.



Utility Room (5' 6" x 5' 3") or (1.68m x 1.61m)

Obscured Composite door, plain ceiling, plain walls, tiled splashback, tiled flooring, wall mounted combination boiler, plumbing for washing machine, space for tumble dryer.



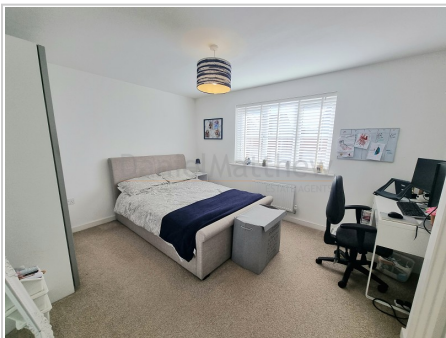
Landing

UPVC double glazed window to side aspect, plain ceiling, loft access, plain walls, fitted carpet, storage cupboard, doors leading into all first floor rooms.



Bathroom (6' 7" x 5' 4") or (2.0m x 1.63m)

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls with extractor fan, tiled splashback, vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap and electric overhead shower, radiator.



Bedroom One (12' 11" x 10' 7") or (3.94m x 3.23m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator, door leading into en-suite.



En Suite (5' 9" x 5' 9") or (1.76m x 1.75m)

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls with extractor fan, tiled splashback, vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin and shower cubicle with mains overhead shower.



Bedroom Two (9' 5" x 8' 6") or (2.86m x 2.58m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, fitted carpet, radiator.



Bedroom Three (9' 3" x 9' 1") or (2.83m x 2.77m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, fitted carpet, radiator.



Outside

Fenced Boundaries, side gate leading to driveway and access to garage, mostly laid to lawn, patio area.



Garage

Up and over door.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: B83

Tenure

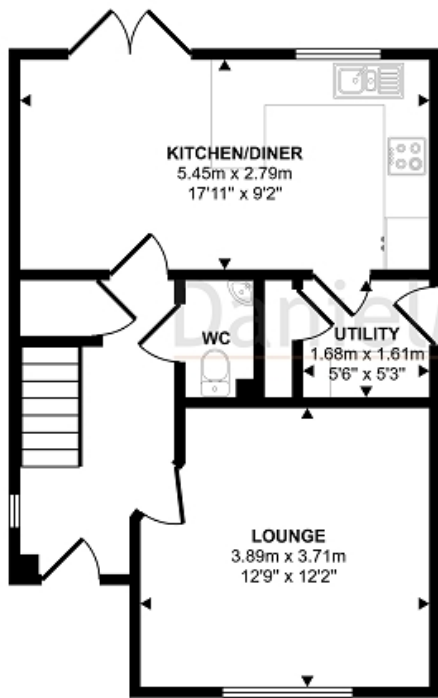
We are informed that the tenure is Freehold

Council Tax

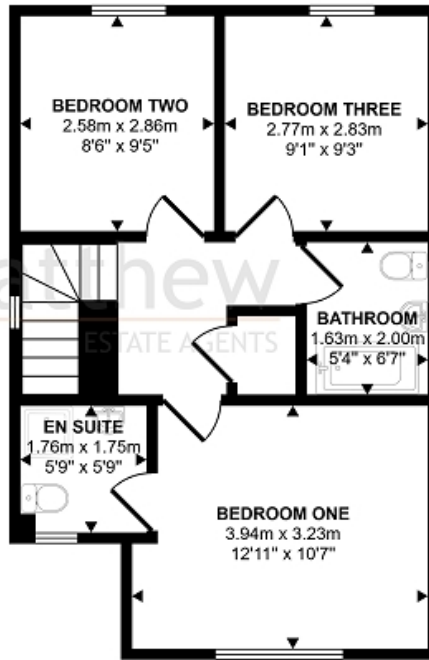
Band D



Approx Gross Internal Area
87 sq m / 940 sq ft



Ground Floor
Approx 43 sq m / 467 sq ft



First Floor
Approx 44 sq m / 473 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.