

30 Ffordd Cadfan
Bridgend
CF31 2DP

£229,950



- Three Bedroom Semi Detached
- Off Road Parking For Two Vehicles
- Cloakroom
- Ensuite To Master Bedroom
- Well Presented Rear Garden
- Popular Location
- Ideal Starter Home
- Viewing Highly Recommended

Ref: PRA10940

Viewing Instructions: Strictly By Appointment Only



General Description

This modern house features three bedrooms and one bathroom, providing ample living space. The ground floor includes a reception room and kitchen/Diner. The property is equipped with parking for two vehicles.

The entrance hall is well-lit and welcoming, leading directly into the living areas. A separate ground floor toilet is present, designed with functional fixtures.

The exterior showcases a two-story design with a brick facade and double-glazed windows, surrounded by a sizable garden area and paved space.

This property offers practicality and is located in a residential area surrounded by greenery.

Accommodation



Hallway

Enter via door to hallway, comprising plain ceiling, plain walls, door to ground floor rooms, stairs to first floor.



Cloakroom/w.c

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls, low level WC, wash hand basin, radiator.



Lounge (14' 3.26" Max x 12' 1.28") or (4.35m Max x 3.69m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, radiator, storage cupboard, door to kitchen/diner.



Kitchen/Diner (15' 4.25" x 8' 9.91") or (4.68m x 2.69m)

UPVC double glazed window to rear aspect,, UPVC French doors leading to rear garden, plain ceiling, plain walls with splashback. Matching wall and base units, stainless steel sink/drainage, plumbing for washing machine, integrated hob and oven, wall mounted combi boiler, radiator.

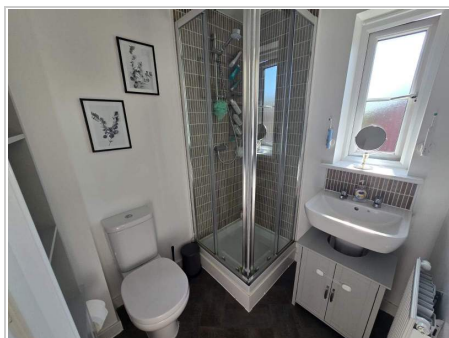
Landing

Plain ceiling, plain walls, access to loft, carpet flooring, doors leading to all first floor rooms.



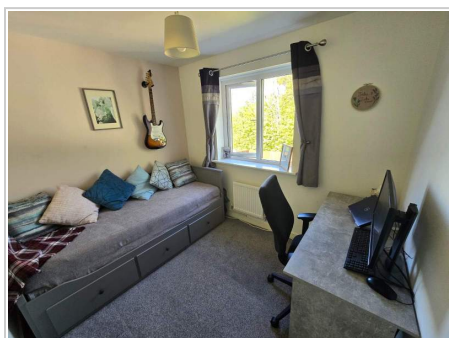
Master Bedroom (11'07" x 9'01") or (3.531m x 2.769m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, radiator, storage cupboard, door to ensuite.



En Suite (4'09" x 3'06") or (1.448m x 1.067m)

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls with splashback, low level WC, pedestal wash hand basin, shower cubicle with shower over, radiator, vinyl flooring.



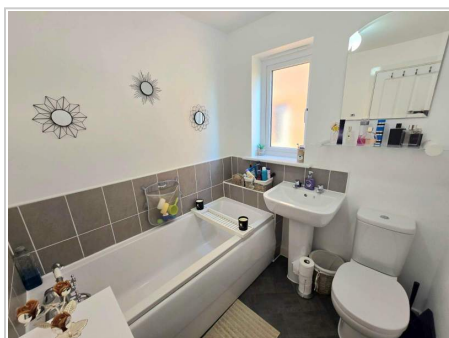
Bedroom Two (9' 03" x 7' 07") or (2.82m x 2.31m)

UPVC double glazed window to rear aspect, plain ceiling plain walls with feature wall, carpet flooring, radiator.



Bedroom Three (7' 07" x 5' 10") or (2.31m x 1.78m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls with feature wall, carpet flooring, radiator.



Bathroom (5' 06" x 5' 05") or (1.68m x 1.65m)

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls with tiled splashback, pedestal wash hand basin, low level WC, panelled bath, vinyl flooring, radiator.



Outside

FRONT - Off road parking for two vehicles, with side access.

REAR - Fenced boundaries, patio, laid to lawn.

Services

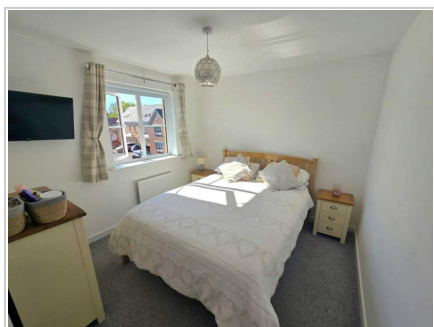
Mains Electric, Mains Drainage, Mains Water, Mains Gas

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



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.