

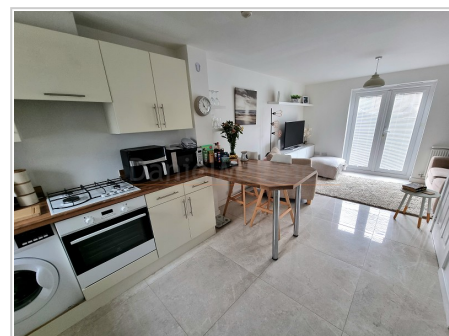
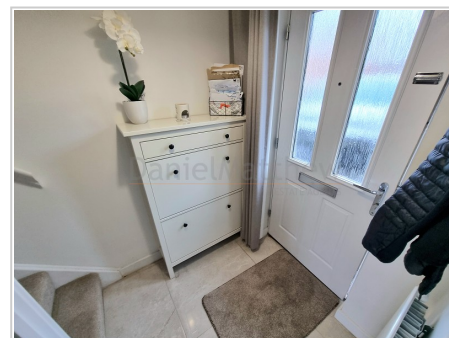
87 Ffordd Cadfan
Bridgend
CF31 2DQ

£194,950



- SEMI DETACHED PROPERTY
 - TWO DOUBLE BEDROOMS
 - CLOAKROOM
 - OPEN PLAN LOUNGE/KITCHEN
 - IDEAL PURCHASE FOR FIRST TIME BUYERS
 - NO ONGOING CHAIN
 - ENCLOSED REAR GARDEN WITH SIDE ACCESS
 - 3 YEARS REMAINING ON NHBC WARRANTY
 - ALLOCATED PARKING FOR TWO VEHICLES TO FRONT OF PROPERTY
 - HIGHLY RECOMMENDED FOR VIEWINGS, PLEASE CONTACT OUR TEAM ON 01656 750764
- Ref: PRA10976**

Viewing Instructions: Strictly By Appointment Only



General Description

**** IDEAL PURCHASE FOR FIRST TIME BUYERS ** NO CHAIN **** Daniel Matthew Estate Agents are pleased to offer to the market this immaculate two bedroom semi detached property situated on the sought after development of Ffordd Cadfan. Within close proximity to Bridgend town centre, shops, amenities, schools, railway station and Junction 36 of the M4 corridor. This well presented semi detached property comprises to the ground floor, hallway, open plan lounge/kitchen and cloakroom. To the first floor two double bedrooms and bathroom. Further benefits are two allocated parking spaces to the front of the property, side gate access leading to low maintenance rear garden. Property is being Sold with no ongoing chain. An ideal home for first time buyers. Early viewing's are recommended, please contact a member of our team on 01656 750764.

Accommodation



Hallway

Enter via composite obscured door into welcoming hallway, plain ceiling, plain walls, tiled flooring, staircase leading to first floor, consumer unit, door leading into;-



Lounge/Kitchen (22' 2" x 9' 1") or (6.75m x 2.77m)

UPVC double glazed window to front aspect, UPVC double glazed French doors leading to enclosed rear garden, plain ceiling, plain walls, continuation of tiled flooring. The kitchen area comprises a range of wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, electric oven, four ring gas hob, extractor fan, breakfast bar area, Lounge area is welcoming and homely.



Cloakroom/w.c (4' 11" x 2' 8") or (1.49m x 0.82m)

Plain ceiling, plain walls, continuation of tiled flooring, extractor fan, two piece white suite comprising low level WC and floating wash hand basin, radiator.



Landing

Plain ceiling, loft access, plain walls, fitted carpet, doors leading into;-



Bedroom One (12' 2" x 7' 10") or (3.72m x 2.38m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, laminate flooring, radiator.



Bathroom (5' 11" x 5' 6") or (1.80m x 1.67m)



Bedroom Two (12' 2" x 7' 9") or (3.72m x 2.37m)

Two UPVC double glazed windows to front aspect, plain ceiling, plain walls, laminate flooring, radiator, storage cupboard.



Outside

Front - Two allocated parking spaces, side access to rear garden.

Rear - fenced boundaries, patio area ideal for hosting family/friends, decorative stone borders, artificial grass area.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: B82

Tenure

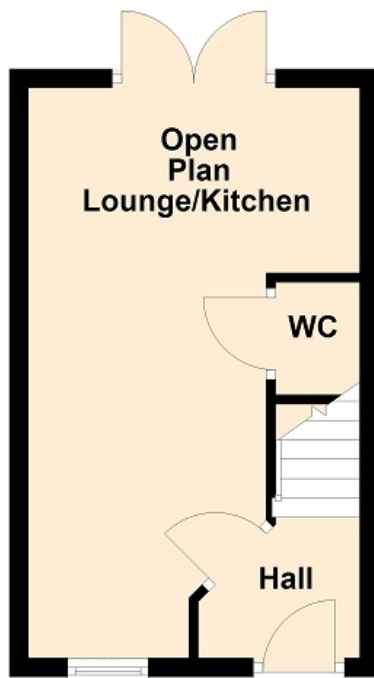
We are informed that the tenure is Freehold

Council Tax

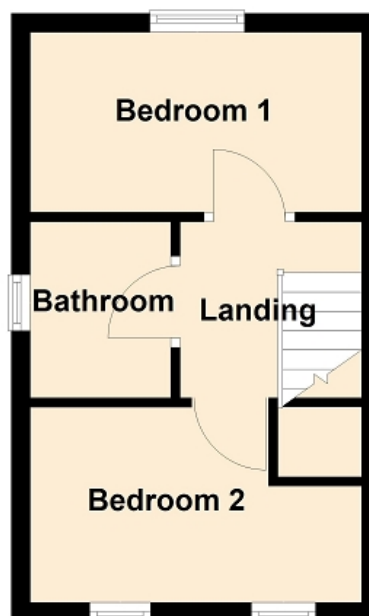
Band C



Ground Floor



First Floor



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.