



Ffordd Cadfan, Bridgend. CF31 2DQ

Offers Over
£290,000



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MODERN four bedroom DETACHED house comprising entrance hall, lounge, KITCHEN/DINER, utility, downstairs w.c. EN SUITE to bedroom one, three further double bedrooms, family bathroom, enclosed south facing rear garden, OFF ROAD PARKING for three vehicles and single GARAGE. Beautifully presented throughout.

Offers Over £290,000 - Freehold

- Modern detached family home
- Originally constructed by Persimmon Homes - Rosebury Design
- Beautifully presented throughout
- Enclosed South facing rear garden
- Driveway parking for 3 cars plus a single garage
- Open plan kitchen/diner plus utility
- EPC - B / Council tax band - E



DESCRIPTION

Introducing this beautifully presented family home situated on a modern Persimmon development just outside of Bridgend town centre giving easy access to local primary and secondary schools and also the M4 motorway at J36. The property benefits from an open plan family kitchen/diner, south facing enclosed rear garden and off road parking for three vehicles.

Viewing is recommended.

ENTRANCE

Via part frosted glazed front door into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling and walls, skirting and porcelain tiled flooring.

LOUNGE (11' 2" x 15' 11") or (3.40m x 4.85m)

Overlooking the front of the property via PVCu double glazed window with fitted venetian blind and finished with emulsioned ceiling and walls with one feature papered wall, skirting and fitted carpet. Double internal doors lead through to the open plan kitchen/diner.

OPEN PLAN KITCHEN/DINER (18' 4" x 10' 4") or (5.60m x 3.15m)

Overlooking the rear garden via PVCu double glazed French doors and PVCu double glazed window with a fitted venetian blind and finished with emulsioned ceiling and walls, skirting and porcelain tiled flooring. The kitchen is finished with recessed LED spot lights, a range of low level and wall mounted units in cream with brushed chrome handles and a complementary roll top work surface and breakfast bar with splash back plinth and tiled splash back behind the cooker. Inset one and half basin sink with mixer tap and drainer. Integrated electric oven with four gas ring hob and overhead extractor hood, integrated under counter fridge, freezer and dishwasher. Built in storage and doorway through to the utility.

To the dining area there is ample space for dining table and chairs.

UTILITY

Part frosted glazed door leading out to the side, emulsioned ceiling and walls, skirting, porcelain tiled flooring and wall mounted Ideal Logic gas fired combination boiler. Plumbing for under counter washing machine, space for tumble and roll top work surface with splash back plinth. Doorway through to the downstairs w.c.

DOWNSTAIRS W.C.

PVCu frosted glazed window to the rear with a fitted venetian blind, emulsioned ceiling and walls, skirting and porcelain tiled flooring. Two piece suite in white comprising w.c. and corner wash hand basin with ceramic tiles to the splash back.

LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage. Fitted storage cupboard.



BEDROOM 1 (13' 5" x 14' 7" max) or (4.10m x 4.45m max)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with emulsioned ceiling and walls, skirting and fitted carpet. Handy recess for wardrobe space and fitted storage cupboard. Doorway through to the en suite.

EN-SUITE

PVCu frosted double glazed window to the side of the property with a fitted venetian blind, emulsioned ceiling with ceiling mounted extractor, emulsioned walls, skirting and LVT flooring. Three piece suite in white comprising w.c. wash hand basin and corner shower cubicle with fully glazed sliding doors housing a plumbed shower with ceramic tiles to all splash back areas.

FAMILY BATHROOM

PVCu frosted glazed window to the rear with a fitted venetian blind, emulsioned ceiling and walls, skirting and LVT flooring. Three piece suite in white comprising w.c. wash hand basin and bath with ceramic tiles to the splash back areas.

BEDROOM 2 (9' 2" x 12' 6") or (2.80m x 3.80m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with emulsioned ceiling and walls, skirting and fitted carpet.

BEDROOM 3 (9' 2" x 9' 6") or (2.80m x 2.90m)

Overlooking the rear via PVCu double glazed window with a fitted venetian blind and finished with emulsioned ceiling and walls, skirting and fitted carpet.

BEDROOM 4 (7' 5" x 9' 6") or (2.25m x 2.90m)

Overlooking the rear via PVCu double glazed window with a fitted venetian blind and finished with emulsioned ceiling and walls, skirting and fitted carpet.

OUTSIDE

Enclosed South facing rear garden laid to patio and lawn with an external storage shed and side gated access back to the front of the property. Integral single garage with traditional up and over door.


Open aspect frontage laid to tarmac with parking for three vehicles.

NOTE

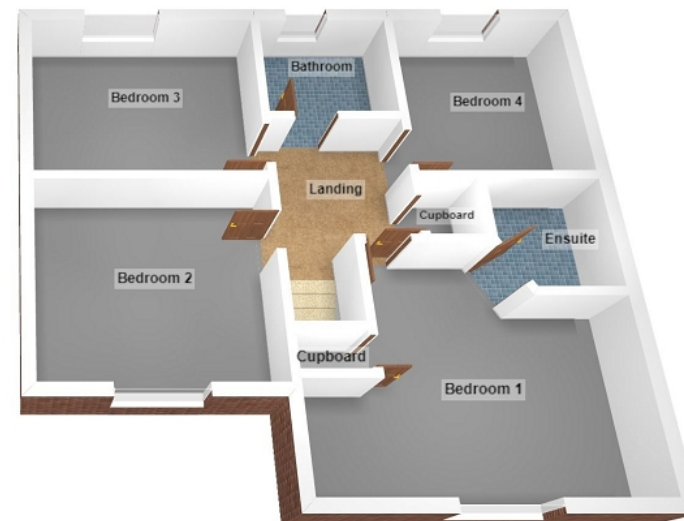
We have been advised that the property is freehold, however title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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