



Ffordd Cadfan, Brackla, Bridgend. CF31 2DP

£199,950

# Ffordd Cadfan, Brackla, Bridgend.

CF31 2DP

MODERN three bedroom semi detached house comprising entrance hall, open plan kitchen / dining / living, three bedrooms, family bathroom, enclosed rear garden and driveway parking for one vehicle. IDEAL FIRST TIME PURCHASE.

£199,950 - Freehold

- Three bedroom semi detached house
- Open plan kitchen / dining / living room
- Enclosed rear garden / off road parking
- Modern finishes throughout
- EPC - B / Council tax band - D
- IDEAL FIRST TIME PURCHASE



## DESCRIPTION

Introducing this modern semi detached home located on a relatively new development of Ffordd Cadfan to the north of Brackla, Bridgend.

The property benefits from gas fired combi boiler, a south facing rear garden and off road parking. Well presented throughout this would make an ideal first time purchase.

## ENTRANCE

Access via front door into entrance hallway.

## ENTRANCE HALLWAY

Stairs to the first floor and door into open plan ground floor;

## OPEN PLAN KITCHEN/DINER/LIVING (22' 2" max x 12' 4" max) or (6.75m max x 3.75m max)

Spanning the entire depth of the property is this contemporary open plan kitchen / dining / living space.

The kitchen overlooks the front via uPVC double glazed window and is finished with a range of low level and wall mounted units in white with a complementary work surface. Inset sink with mixer tap and drainer, space for high level fridge freezer, space and plumbing for washing machine and dishwasher, integrated cooker with gas hob and a wall mounted gas combi boiler housed within a cupboard. White tiled floor.

To the rear is the living space with uPVC french doors leading to the rear garden. Under stairs storage cupboard with recently fitted bi-fold door. Wood effect flooring.

## FIRST FLOOR LANDING

Via stairs with wooden laminate floor tiles.

## BEDROOM 2 (7' 10" x 12' 2") or (2.40m x 3.70m)

A good double bedroom overlooking the front via uPVC double glazed window and finished with emulsioned ceiling and walls.

## BEDROOM 3 (7' 10" max x 12' 4" max) or (2.40m max x 3.75m max)

Am 'L-shaped' single bedroom or ideal home office overlooking the rear via uPVC double glazed window and finished with emulsioned ceiling and walls.

## FAMILY BATHROOM

With a uPVC double glazed window to the side and fitted venetian blind the bathroom is fully tiled to the wall and floor and comprises a 3 piece suite in white with wc, wash hand basin and bath with over bath shower and recently fitted tempered glass shower screen .

## SECOND FLOOR LANDING

Via stairs with wooden laminate floor tiles.

## BEDROOM 1 (8' 10" x 13' 1") or (2.70m x 4.0m)

A lovely generous double bedroom on the top floor with double glazed Velux window and finished with emulsioned ceiling and walls and wooden laminate floor tiles.



## OUTSIDE

Enclosed south facing rear garden recently landscaped, low maintenance with new patio slabs, new fencing surrounding the enclosed private garden with newly fitted side gate.

Side access to the front where there is one dedicated car parking space.

## DIRECTIONS


From Bridgend take the dual carriageway (A4061) towards Coity. At the first roundabout take the 3rd exit towards Brackla. At the next roundabout turn left onto Ffordd Cadfan, follow the road around, take the first right, then first left - the property can be found on the right hand side.

## NOTE

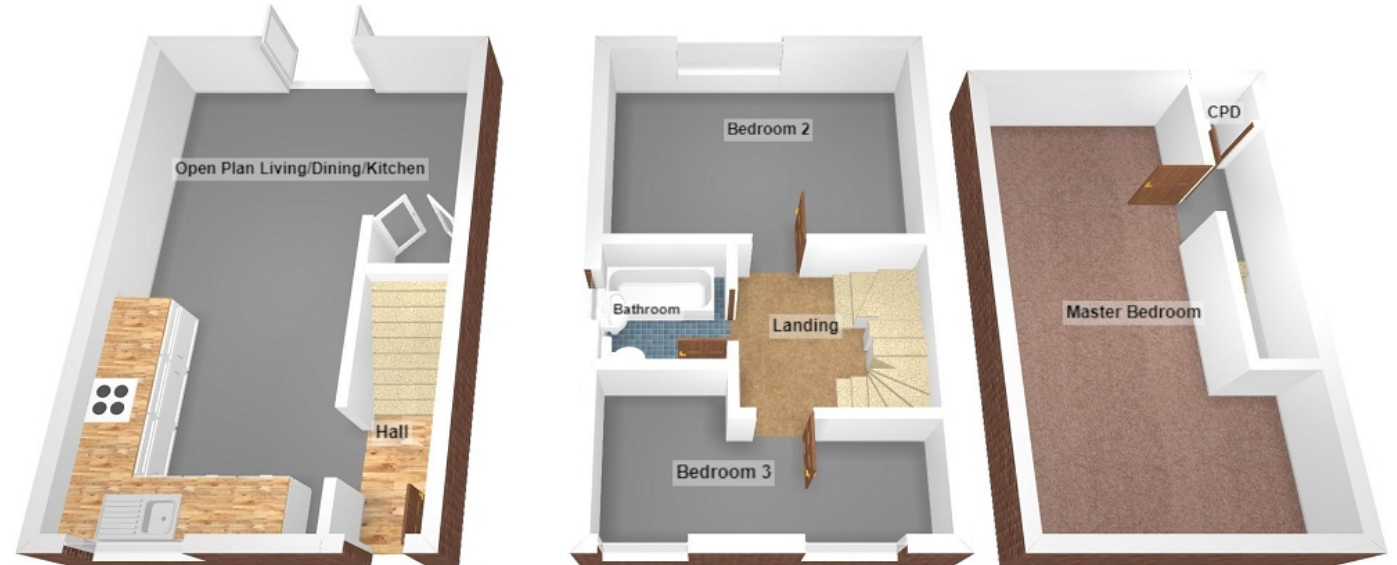
We have been advised the property is freehold , however the title deeds have not been inspected.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)