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154 Ffordd Cadfan
Bridgend,
CF31 2DR

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Asking price **£199,950**

Situated on the highly popular Ffordd Cadfan development in Bridgend, this modern and contemporary three bedroom townhouse offers superb convenience with dual carriageway access to both Bridgend Town Centre and Junction 36 of the M4

- Highly popular Ffordd Cadfan development in Brackla

Modern contemporary three bedroom townhouse

Excellent dual carriageway access to Bridgend Town Centre and Junction 36 of the M4

Two private parking bays including driveway and additional side bay

Generous enclosed rear garden with gated side access

Bright open plan kitchen, dining, and living area with French doors

Move in friendly and well presented throughout

Spacious main bedroom occupying the entire top floor with Velux windows

Versatile additional bedrooms ideal for office or multi purpose use

Ground floor WC and modern family bathroom with shower over bath





Situated on the highly popular Ffordd Cadfan development in Bridgend, this modern and contemporary three bedroom townhouse offers superb convenience with dual carriageway access to both Bridgend Town Centre and Junction 36 of the M4. The property is well presented throughout, move in friendly, and benefits from two parking bays, a generous rear garden with gated side access, and a layout that suits a wide range of buyers. Its location, condition, and design make it an appealing home for those seeking modern living in a thriving residential area.

The property is entered via a composite glazed door into a welcoming entrance hall, with a staircase rising to the first floor landing and a doorway leading through to the open plan kitchen, dining, and living area. This ground floor space is bright, social, and designed for modern lifestyles, with the kitchen flowing effortlessly into the living area. French doors at the rear allow natural light to pour in while offering a pleasant outlook over the garden. The kitchen is fitted with a matching range of base and eye level units, a wrap around worktop that doubles as a breakfast bar, four burner gas hobs, a built in oven, stainless steel sink with mixer tap, and ample storage cupboards. There is space for a washing machine and fridge freezer, and a useful alcove beneath the stairs provides additional storage. A doorway leads to the ground floor WC, fitted with a two piece suite comprising a low level WC and wash hand basin. The entire ground floor is laid to laminate flooring, enhancing the clean and contemporary feel.

Upstairs, the first floor landing features a staircase rising to the second floor and doorways to bedroom two, bedroom three, and the family bathroom. The bathroom is fitted with a three piece suite including a bath with shower overhead, low level WC, and

pedestal wash hand basin, complemented by vinyl flooring, tiled walls in the wet areas, a chrome radiator, and a frosted double glazed window to the side. Bedroom two is a generous double room, carpeted with ample space for furniture and a rear facing double glazed window overlooking the garden. Bedroom three is a well proportioned single bedroom currently used as an office and multi purpose room, offering flexibility to suit the next owner's needs with twin double glazed windows to front. The staircase to the second floor leads to the main bedroom which is a generous double room with Velux windows, carpeted flooring, ample space for furniture and dressing areas, a useful storage cupboard and a handy alcove above the stairs providing additional storage.

Outside, the property offers excellent practicality with a driveway providing off road parking directly in front of the entrance, an EV charger that is to remain, an outside tap, gated side access to the garden, and an additional parking bay to the side of the property. The rear garden is fully enclosed and arranged over two levels, with a patio and chippings area ideal for outdoor furniture and entertaining, and steps leading up to a generous enclosed lawn area, a great space for families, pets, or simply enjoying the outdoors. This home stands out for its modern design, excellent location, and move in ready presentation, making it a fantastic opportunity for a wide range of buyers.





Tenure

Services

All mains services
Council Tax Band D
EPC Rating B

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

DynamicPDF: Realtime PDF evaluation (www.DynamicPDF.com)

Energy performance certificate (EPC)		
104, Ffordd Cadfan Bridgend CF31 1LH	Energy rating B	Valid until 4 November 2029
Property type Semi-detached house	Certificate number 9763-3875-7292-9501-3605	
Total floor area 69 square metres		
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/landlords and a score. The better the rating and score, the lower your energy bills are likely to be.		
Energy rating and score		
This property's energy rating is B. It has the potential to be A.		
See how to improve this property's energy efficiency.		
The graph shows this property's current and potential energy rating.		
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.		
For properties in England and Wales: the average energy rating is D the average energy score is 60		
Score	Energy rating	Current Potential
92-100	A	92-100
81-91	B	81-91
69-80	C	69-80
55-68	D	55-68
39-54	E	39-54
21-38	F	21-38
1-20	G	1-20

Directions

From our office on Derwen Road, head south and follow the road naturally up Tremains Hill. Take the first left at Castle Bingo. Continue along this road to the second set of traffic lights and bear right onto Rotary International Way. At the first roundabout, turn right, then take the next left into Ffordd Cadfan. Follow the road along, where the property can be found on the right hand side.

Viewing strictly by appointment
through Herbert R Thomas
hrt.uk.com

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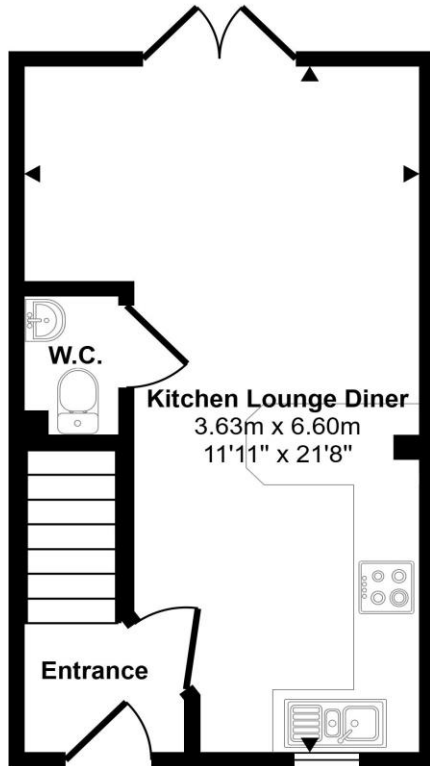
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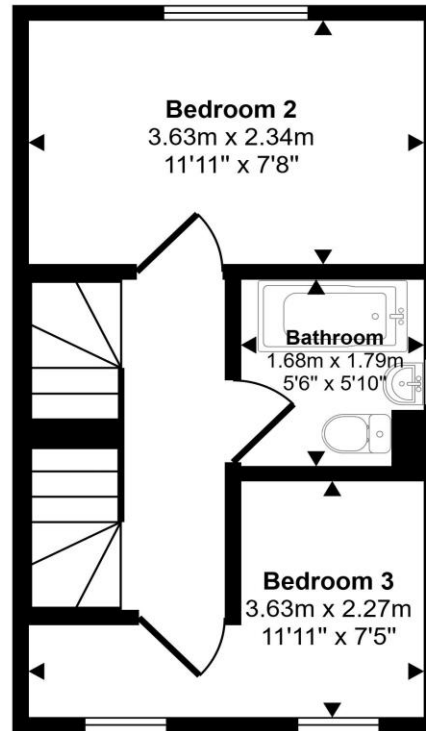
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



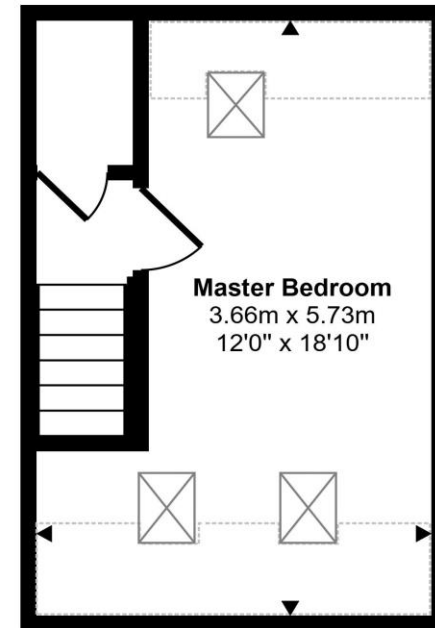
Approx Gross Internal Area
69 sq m / 745 sq ft




Ground Floor
Approx 24 sq m / 259 sq ft



First Floor
Approx 24 sq m / 262 sq ft



Second Floor
Approx 21 sq m / 225 sq ft

 Denotes head height below 1.5m

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.

