



7, Ffordd Y Dderwen
Bridgend, CF31 4TQ

Watts
& Morgan

7 Ffordd Y Dderwen

Bridgend CF31 4TQ

£270,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A beautifully presented three-bedroom semi-detached home, set on a generous corner plot in a peaceful cul-de-sac. The property features a bespoke 29' garage with power, lighting, and storage.

Inside, the lounge offers large plank LVT parquet flooring, a feature fireplace, and double doors to the modern kitchen/dining room, fitted with a Wren kitchen, quartz work surfaces, integrated appliances, and French doors to the rear garden.

Upstairs, there are two double bedrooms, a versatile third bedroom/dressing room, and a stylish family bathroom with a rainfall shower and sandstone fittings.

Externally, the property has a block-paved driveway, additional parking, and a generous rear garden with lawn, patio, and woodland views.



Directions

Bridgend Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

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Summary of Accommodation

About The Property

Situated in a pleasant cul-de-sac location on a generous corner plot, this stunning three-bedroom semi-detached home is presented to the highest standard and benefits from a custom-built 29' garage with power, lighting, and additional store areas.

The property is entered via a UPVC double-glazed door into an entrance porch, with windows to the front and side elevations, tiled flooring, and an oak effect door flanked by glazed panels leading through to the open-plan lounge.

The lounge features a staircase rising to the first-floor landing, a useful under-stairs storage cupboard, a front-facing window, and large plank LVT parquet flooring. Additional features include coving to the ceiling, a feature fireplace with electric fire and media wall, wall-mounted uplighters, and double doors opening through to the kitchen/dining room.

The kitchen/dining room has been beautifully refitted with a new Wren kitchen, featuring a contemporary range of matching base and eye-level units, finished with luxurious quartz work surfaces and upstands fitted by Cardiff Marble. The room also benefits from large plank LVT parquet flooring continuing throughout. Integrated appliances include a Beko oven, Hotpoint induction hob with extractor hood, Hotpoint slimline dishwasher, fridge, and freezer. The space is completed with an elegant Belfast style sink with modern mixer tap, positioned beneath a window overlooking the rear garden. Additional features include coving with recessed spotlights and French doors opening directly onto the rear garden, creating a wonderful sense of light and connection with the outdoor space.

To the first floor, the landing includes a loft inspection point, an airing cupboard, and access to all bedrooms and the family bathroom.

The family bathroom has been beautifully finished with a bath featuring a rainfall-effect shower over, a concealed cistern WC, and a sandstone washbasin with mixer tap. There is full-height sandstone tiling to the walls, tiled flooring, an obscure-glazed rear window, recessed spotlights, and a ceiling extractor fan.

Bedroom One is a generous double with a front-facing window, twin built-in wardrobes, and coving to the ceiling.

Bedroom Two is a good-sized double with a rear-facing window and coving to the ceiling.

Bedroom Three is currently used as a dressing room, offering excellent storage and a dedicated area for makeup and dressing, with a front-facing window providing natural light.

Gardens and Grounds

Externally, to the front, the property offers an open-plan garden laid to a block-paved driveway providing ample off-road parking. To the side stands a bespoke one-and-a-half storey garage measuring approximately 29' x 12', with a high roller shutter door to the front and open-plan store/utility space with power and lighting.

The rear garden is a generous size corner pot, laid partly to lawn and partly to flagstone patio, enclosed by timber fencing, and enjoying a pleasant outlook over woodland.



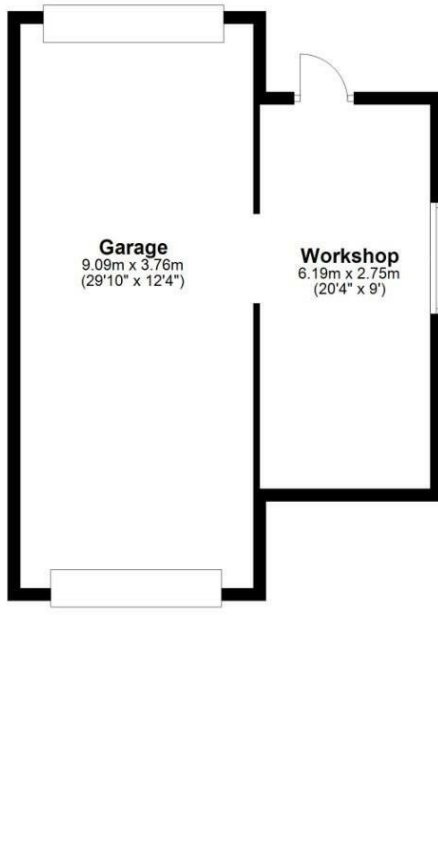
Additional Information

Freehold.
All mains connected.
EPC Rating; 'D'.
Council Tax is Band 'C'.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Ground Floor

Approx. 93.9 sq. metres (1010.9 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.3 sq. feet)



Total area: approx. 133.1 sq. metres (1432.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

