



## Fford Candleston

£350,000

- Three Double Bedrooms
- Ensuite To Master Bedroom
- Close to Local Amenties
- Sought After Location
- EPC Rating: Awaited



 3  3  2



## About the property

This beautifully presented three bedroom detached property situated on the popular residential estate of Broadlands Bridgend.

## Accommodation

### Entrance

As you enter the property you have laminate flooring laid access to stair case with fitted carpet. Offering access to downstairs cloak room, main living room, kitchen and under stairs storage

### Living Room

16' 8" x 10' 4" ( 5.08m x 3.15m )

To the front of the property is the great sized family living area with laminate flooring flowing from the hall way. The room benefits electric fire and decorative surround

### Kitchen

16' 8" x 9' 4" ( 5.08m x 2.84m )

The heart to any home, this kitchen will not disappoint. Fitted with a range of matching wall and base unit along with a five a ring gas hob fitted to the island along with eye level double oven. Beautiful full barn ceramic sink. With the open feel moving into the conservatory



## Conservatory

15' 8" x 12' ( 4.78m x 3.66m )

Extending the open plan feel from the kitchen and that great family space. You have conservatory with wrap around upvc windows double doors leading out to the rear enclosed garden, also benefiting from insulated blind.

## Landing

As you come to the first floor the landing is laid with fitted carpet. Allowing access to three bedrooms and family bathroom. Along with loft hatch

## Master Bedroom

11' 8" x 9' 5" ( 3.56m x 2.87m )

Master Bedroom benefiting from fitted wardrobes, laid with laminate flooring. Leading in to the en suite consisting of shower cubicle with a power shower wc and wash hand basin

## Bedroom Two

9' 3" x 10' 6" ( 2.82m x 3.20m )

Double bedroom with upvc window laid with laminate flooring.

## Bedroom Three

7' 3" x 10' 5" ( 2.21m x 3.17m )

Third bedroom to the property also offering double space along with laminate flooring.

## Bathroom

Family bathroom fitted with a three piece bathroom suite consisting of bath with over head power shower, wash hand basin and wc

01656 657201

bridgend@peteralan.co.uk

## Floorplan



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