



99 Ffordd Maendy, Sarn - CF32 9GF  
Bridgend

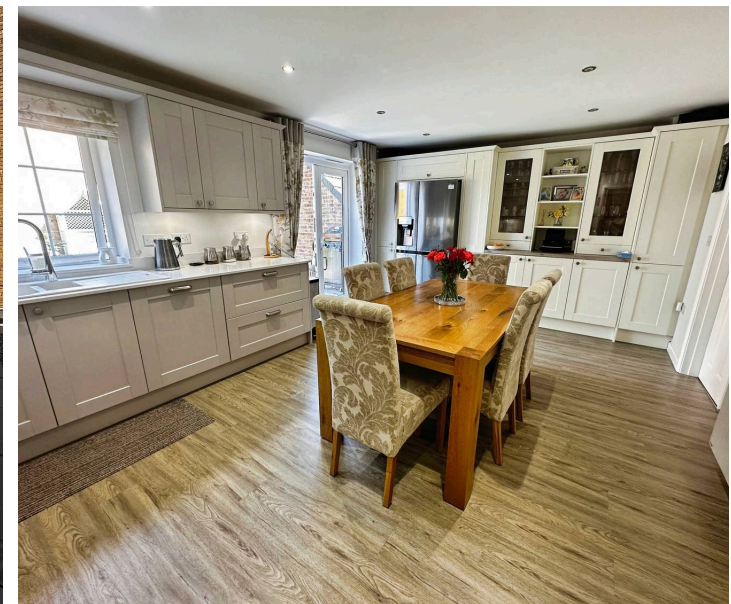
£315,000

# 99 Fford Maendy

Sarn, Bridgend

This beautifully presented four bedroom detached house, originally constructed by David Wilson Homes, offers a superb opportunity for families seeking a spacious and modern home in a highly regarded residential location. Upon entering, you are welcomed by a bright and inviting hallway that leads to the main living areas. The generously proportioned lounge is perfect for relaxing with family or entertaining guests, while the dining room provides an ideal setting for meals and gatherings. The contemporary kitchen is well appointed with integrated appliances, ample storage, and stylish work surfaces, making it a practical and attractive space for culinary enthusiasts. A convenient utility room and a downstairs cloakroom further enhance the ground floor's functionality. Upstairs, the property boasts four good sized bedrooms, with bedroom one and bedroom two both benefiting from fitted wardrobes, offering excellent storage solutions. The master bedroom also features a modern en suite shower room, providing a private retreat for homeowners. The remaining bedrooms are served by a well finished family bathroom, designed with both comfort and convenience in mind. Throughout the home, high quality fixtures and tasteful décor create a welcoming and elegant atmosphere. Additional features include gas central heating, double glazing, and a single garage with driveway parking. The property is presented in excellent condition, allowing buyers to move straight in with minimal effort.

- Beautifully presented four bedroom detached house
- Originally constructed by David Wilson Homes





Ideal for families, this home is located within easy reach of local schools, amenities, and transport links, ensuring every-day needs are well catered for. Offered for sale with no onward chain, this impressive detached residence presents a rare opportunity to acquire a modern home in a sought after area, combining style, space, and practicality. The property has also has an alarm system installed. Early viewing is highly recommended to fully appreciate everything this property has to offer.

#### **Entrance**

Via part glazed composite front door into the entrance hall.

#### **Entrance hall**

Two matching light fittings, ceiling mounted smoke detector, emulsioned walls, skirting and wood effect LVT flooring. Stairs leading to the first floor with under stairs storage and door leading to the downstairs WC.

#### **Downstairs WC**

PVCu frosted glazed window to the side, central light fitting and storage cupboard. Two piece suite in white comprising WC and wall mounted wash hand basin with vanity unit and chrome mixer tap.

#### **Lounge**

18' 8" x 11' 2" (5.70m x 3.40m)

Measurements are into the bay window. Overlooking the front of the property via a PVCu double glazed bay window with fitted roller blinds and finished with two matching light fittings, emulsioned walls, skirting and fitted carpet. Electric wood effect freestanding fire to remain. Double internal doors through to the kitchen/diner.



### **Kitchen/diner**

19' 8" x 12' 2" (6.00m x 3.70m)

Overlooking the rear of the property via PVCu double glazed French doors and PVCu double glazed window with a fitted roman blind. Finished with recessed LED spot lights, emulsioned walls, skirting and wood effect LVT flooring. The kitchen is arranged with low level and wall mounted shaker style units in cashmere with brushed chrome handles and quartz roll top work surface with matching upstand and window sill. Inset one and half basin sink with swan neck tap, integrated five gas ring hob with overhead extractor, double electric oven, the top oven is a combination oven/microwave and an integrated dishwasher. Wall to wall additional storage and kitchen cupboards with glazed display units and housing for an American style fridge/freezer. Ample space for dining table and chairs. Doorway through to the utility.

### **Utility**

PVCu part glazed door leading to the side of the property. Ceiling mounted extractor, central light fitting and a continuation of the LVT flooring. Wall mounted and low level matching kitchen units with quartz roll top work surface and upstand. Plumbing for automatic washing machine.

### **Landing**

Via stairs with fitted carpet and wooden balustrade. Access to loft storage, fitted storage unit housing the hot water tank. Doors leading to four bedrooms and family bathroom.

### **Bathroom**

PVCu frosted glazed window to the side, ceiling mounted extractor, central light fitting and LVT flooring. Three piece suite white comprising WC, wash hand basin with chrome mixer tap and vanity unit below and bath with over bath plumbed shower. Wall mounted heated towel rail and wall mounted LED mirror and wall mounted electric toothbrush charger.

### **Bedroom 1**

10' 6" x 11' 10" (3.20m x 3.60m)

Overlooking the front via PVCu double glazed window with a fitted roman blind and finished with a central light fitting, skirting and fitted carpet. Two double fitted wardrobes with mirrored doors and PVCu double glazed window overlooking the side with a fitted roller blind. Door leading into the en suite.

### **En suite**

PVCu frosted glazed window to the side, ceiling mounted extractor and central light fitting, LVT flooring and wall mounted heated chrome towel rail. Three piece suite comprising WC, wash hand basin with chrome mixer tap with vanity unit below, large walk in shower cubicle with concertina glazed door housing a plumbed shower with ceramic tiles to all splash back areas. Wall mounted mirrored bathroom cabinet.

### **Bedroom 2**

9' 4" x 11' 0" (2.85m x 3.35m)

Overlooking the rear via PVCu double glazed window with a fitted roller blind and finished with a central light fitting, emulsioned walls, skirting and fitted carpet. Double fitted wardrobe with mirrored doors.

### **Bedroom 3**

7' 1" x 11' 2" (2.15m x 3.40m)

Overlooking the front via PVCu double glazed window with a fitted roman blind and finished with central light fitting, skirting and fitted carpet. Handy recess ideal for wardrobe.

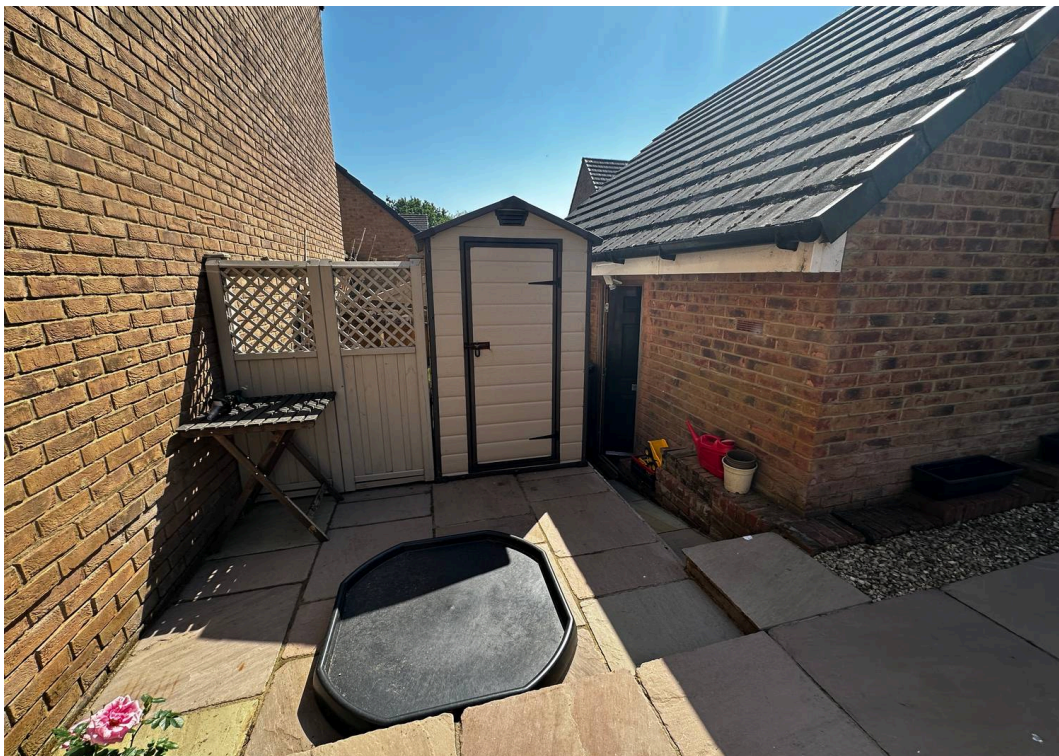
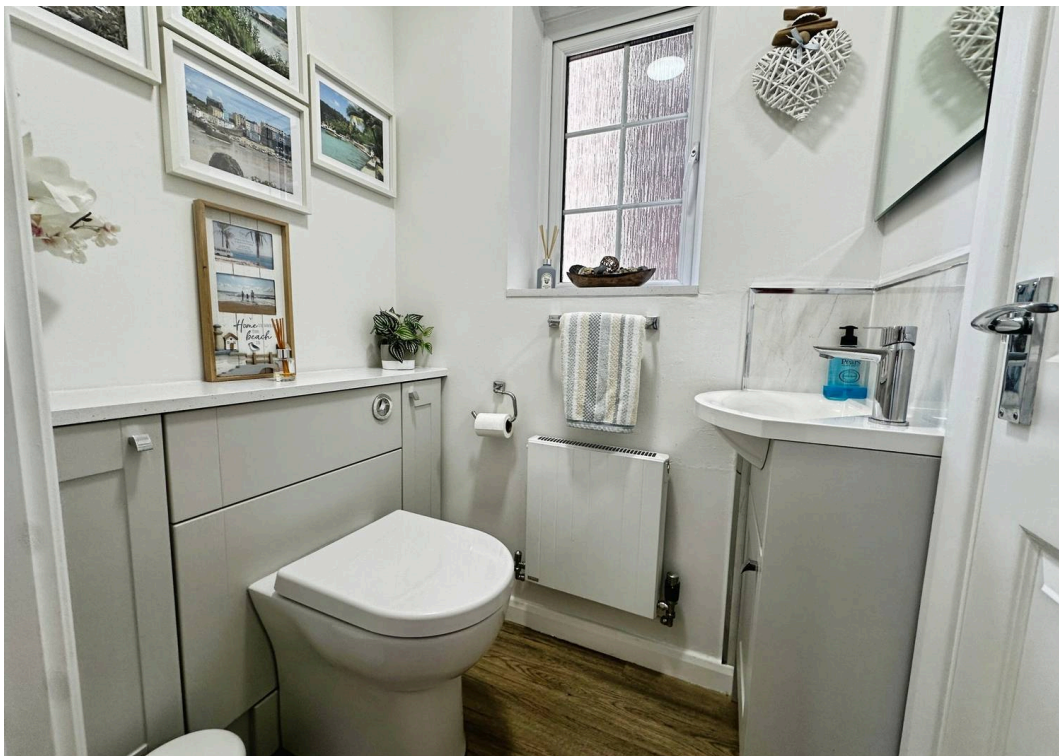
### **Bedroom 4**

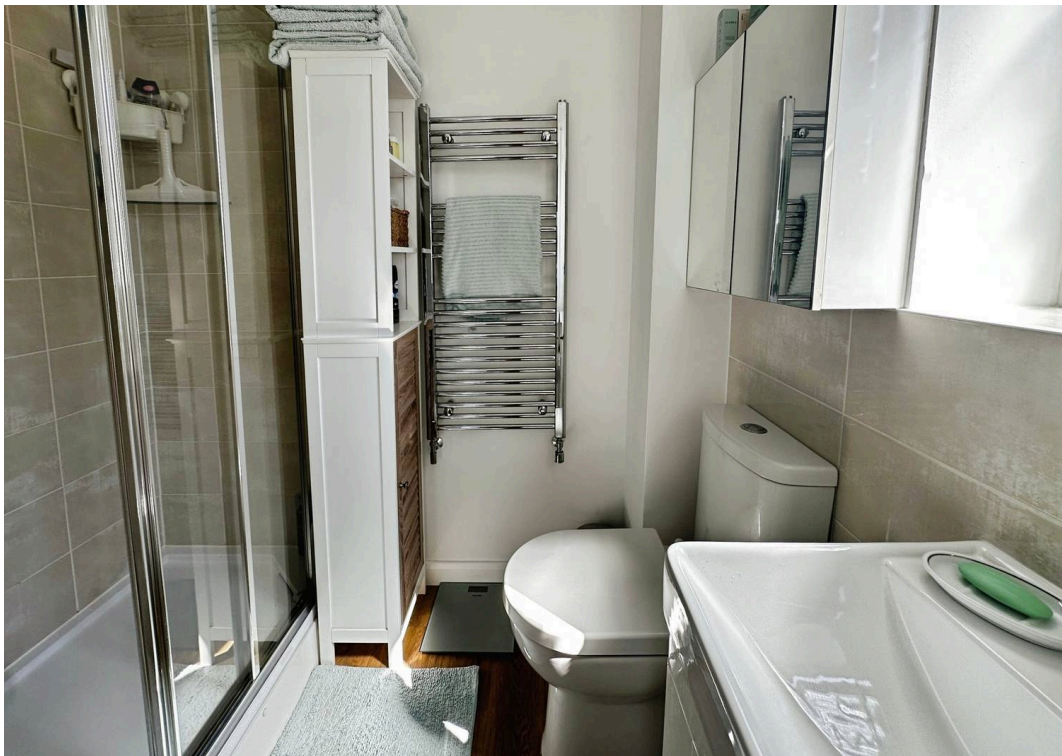
7' 5" x 8' 10" (2.25m x 2.70m)

Overlooking the rear via PVCu double glazed window with a fitted roller blind and finished with skirting and fitted carpet.

### **Outside**

Enclosed rear garden laid to lawn with two areas of Indian sandstone patio, perimeter trees and bedding plants. Side gated access back to the front. Courtesy door into the single garage with a segmental roller shutter remote controlled garage door. Behind the garage is additional space with storage shed. Three vehicles can be accommodated on the driveway with ease. There is also an EV charger. Indian sandstone frontage with lawn and bedding plants.







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