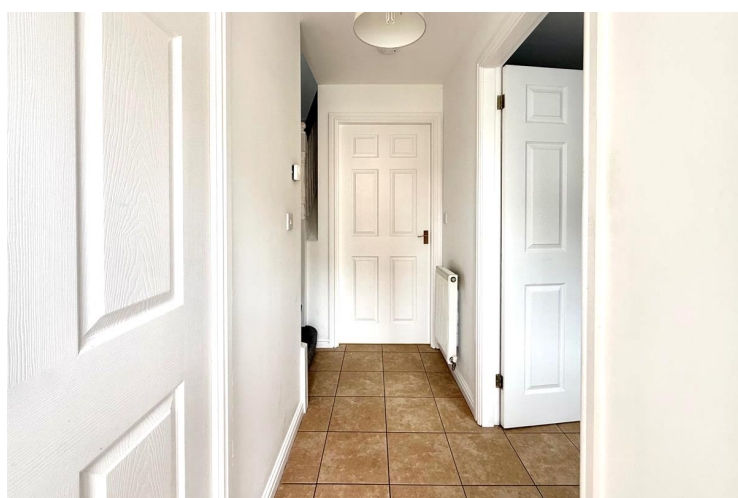




Heol Y Fronfraith Fawr, Bridgend

£254,995 Freehold

Chain free and ideally positioned within a quiet Bridgend cul-de-sac, this three-bedroom end-of-link home was built in 2010 and offers well-presented accommodation, driveway parking, an integral garage and private rear garden. An ideal home for first-time buyers, families or investors.

Well presented | Ideal family home | 3 Bedrooms | Driveway & Garage – Ample off-road parking and secure storage | Downstairs WC | Ensuite Bathroom | Rear Garden | Close Links to M4 | Ideal first time buy |

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New On The Market

Presented to the market chain free and situated within a quiet cul-de-sac on Heol Y Fronfraith Fawr, Bridgend, this three-bedroom end-of-link property was built in 2010 and offers well-presented accommodation, with driveway parking, garage and an enclosed rear garden. To the front, a paved pathway leads to the entrance, while the driveway provides parking for up to three vehicles and access to the garage.

Upon entering, the hallway provides access to the ground-floor WC, kitchen and reception room, with an open-turn staircase leading to the bedrooms and bathroom. The reception room is a bright and comfortable living space, featuring two ceiling lights, neutral décor and useful under-stair storage, with French doors opening directly onto the rear garden. The lounge benefits from newly installed LVT flooring. The kitchen is fitted with oak-effect units, contrasting black worktops and a breakfast bar with space for stools. There is a front-facing window above the sink, along with a dishwasher, cooker, large fridge freezer and washing machine, making this a practical and well-equipped kitchen for everyday living. The ground-floor WC includes a wash hand basin and WC, a frosted front-facing window and useful wall space for coats and additional storage.

The landing provides access to all three bedrooms, the family bathroom and a storage cupboard, with a side-facing window bringing in natural light. The principal bedroom is positioned to the front of the property and benefits from oak-effect wardrobes, a large window and access to a private en-suite. The en-suite comprises a shower with sliding glass doors, wash hand basin and WC, together with a mirrored storage cupboard, heated towel rail and front-facing window. Bedrooms two and three are both positioned to the rear of the property, each benefiting from a window overlooking the garden and offering versatile accommodation for family members, guests or home working. New carpets have been fitted to the first-floor bedrooms and landing. The family bathroom is fitted with a bath, wash hand basin and WC, with a mirrored cupboard above the basin and spotlights providing additional lighting.

The rear garden is accessed directly from the reception room through the French doors, as well as via a side gate from the driveway. The area immediately outside the French doors is laid with decorative pebble stones, with a paved pathway leading towards the garage and lower section of the garden. The pathway is bordered by lawn, while steps lead down to a lower tier with a decked area, providing a pleasant space for outdoor seating and entertaining. The garden is enclosed by wooden fencing. The integral garage is accessed from the front driveway and benefits from a roller shutter door, concrete floor, central lighting and a pedestrian access door leading directly into the garden.

The property also benefits from a boiler service completed in June 2026, together with in-date gas and electrical certificates, providing additional reassurance for prospective buyers.

This appealing home offers a good balance of practical living accommodation, outdoor space and parking, together with the added benefit of being chain free. Early viewing is highly recommended to fully appreciate what this property has to offer. Contact us today to arrange your viewing.

Council Tax Band: D

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Rear Garden

Front of Property

Presented in a quiet cul-de-sac, with a small pathway laid with patio slabs leading to the front door, surrounded by pebble stones. Driveway to the left with parking for up to three cars. Access to the garage

Entrance hall



Entrance from front door through to entrance hall. Ceramic tan tiles through hall, white walls, main light in centre. Three white doors giving access to downstairs w/c, kitchen, and reception. Open turn stairs giving access to first floor.

Reception

w: 4.32m x l: 4.54m (w: 14' 2" x l: 14' 11")

Dark grey LVT flooring, four white walls, two light above. Door to left giving access to under stair storage. Radiator to right. Glass French doors giving access to garden.

Kitchen

w: 2.29m x l: 3m (w: 7' 6" x l: 9' 10")

Tan ceramic tiles throughout, white walls. Oak wood kitchen cabinets, black worktops. Breakfast bar/worktop with stools to side. Window to front, with Silver sink and tap below. Dishwasher, cooker, large fridge freezer, and washing machine. spotlights above.

W/C

w: 0.87m x l: 2.03m (w: 2' 10" x l: 6' 8")

Tan ceramic tiles to floor and half wall. Frosted glass window to front. White sink and toilet. Spacious w/c, has hooks to hang clothing/coats, room for extra storage space and utilities.

Landing

w: 2.04m x l: 3.7m (w: 6' 8" x l: 12' 2")

Dark grey carpet throughout. Main light above, window to side. white banister with brown hand rail. Access to all three bedrooms, bathroom, and storage cupboard.

Bathroom

w: 1.35m x l: 2.23m (w: 4' 5" x l: 7' 4")

Black vinyl tile floor, walls partially decorated with tan ceramic tiles. Mirrored bathroom cupboard above sink. White sink, bathroom and toilet unit. Spotlights above.

Bedroom 1

w: 3.22m x l: 3.2m (w: 10' 7" x l: 10' 6")

Dark grey carpet, white walls, light in centre. oak wood wardrobes to left. Large window to front. Access to Ensuite.

En-suite

w: 1.06m x l: 2.2m (w: 3' 6" x l: 7' 3")

Black vinyl tile flooring, white sink and toilet. Mirrored bathroom cupboard above radiator and rail. Shower with white ovc flooring, sliding glass doors, silver shower head. Small window to front.

Bedroom 2

w: 2.27m x l: 3m (w: 7' 5" x l: 9' 10")

Dark grey carpet, white walls, light in centre of room, window to rear.

Bedroom 3

w: 2.05m x l: 2.71m (w: 6' 9" x l: 8' 11")

Dark grey carpet, white walls, light in centre of room, window to rear.

Garage

w: 2.8m x l: 5.5m (w: 9' 2" x l: 18' 1")

Driveway to front, roll up shutter garage door. Laid to concrete. Light in centre. Door to side with access from garden.

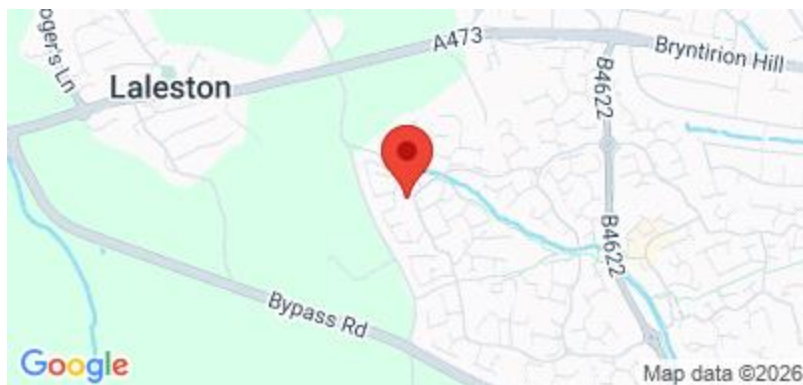
Garden

Accessed via French doors from the reception room, with a garden gate to the left providing access from the driveway. The area immediately outside the French doors is laid with pebble stones, with a paved pathway providing clear access to the garage and lower tier. The pathway is bordered by areas of lawn, with a small set of steps leading down to a lower-level area laid with decking. The garden is enclosed by wooden fencing.

Disclaimer

Your attention is drawn to the fact that we have been unable to confirm whether certain items included with the property are in full working order. Any prospective purchaser must accept that the property is offered for sale on this basis. All dimensions are approximate and for guidance purposes only.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	92
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & 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.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.