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199,995



- NO ONGOING CHAIN
- Extended Three Bedroom semi-Linked Property
- Spacious Family Accommodation
- Two Bathrooms
- Open Plan Kitchen/ Dining Room
- Generous Gardens
- Driveway Parking

Ref: PRA11794

REDUCED

Viewing Instructions: Strictly By Appointment Only

General Description

We are delighted to present this extended three-bedroom semi-linked property offering spacious family accommodation, located in Sarn. The property benefits from having two bathrooms, uPVC double glazing and gas central heating via a combination boiler, all carpets, blinds & light fittings are to remain with generous size gardens to front & rear. The property has good access to Junction 36 of the M4 Motorway and the McArthur Glen Designer Outlet; all local facilities and amenities within Sarn; Sarn Hill Shuttle Train Station; Bridgend Town Centre with all its facilities and amenities to include the main line train station.

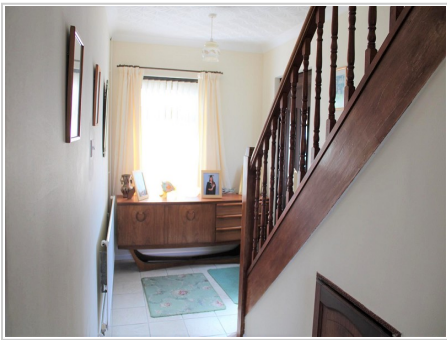
The property comprises: - GROUND FLOOR: - Entrance; Hallway; Lounge/Diner; Kitchen/Breakfast Area; Utility Room; Downstairs Shower Room. FIRST FLOOR: - Landing; Family Bathroom; Master Bedroom and Two further bedrooms. OUTSIDE: - Maintenance free front with driveway and a generous size rear garden.

Accommodation

Ground Floor

Entrance

via uPVC side door with two stained glass panels entering a spacious L-shaped hallway.



Hallway

Attractive ceramic tiling to the floor, uPVC window to the front with stained glass panelling, one radiator, coved and artexed ceiling, access to first floor via a spindle staircase, door leading into an understairs storage cupboard, at the right-hand side there is a Georgian glass door leading into a spacious lounge/diner.



Lounge/Diner (23' 5" x 14' 7") or (7.15m x 4.44m)

uPVC window to the front, feature uPVC patio doors to the rear, attractive ceramic tiling to the floor, coved and artexed ceiling, two recesses either side of the fire breast wall, feature marble fireplace and a marble hearth with an electric fire inset.

Dining Area

Two recesses either side of the fire breast wall, feature square opening, one single radiator, one double radiator.



Kitchen/Breakfast Area (17' 2" x 20' 0" x 8' 10") or (5.22m x 6.10m x 2.70m)

uPVC window to the front, uPVC door to the rear, attractive ceramic tiling to the floor, range base & wall units in medium oak, complimentary handles, complimentary worktop splashback, black metal sink unit with chrome mixer tap, ceramic hob, electric oven, attractive ceramic tile flooring, skimmable ceiling with sunken spot lighting, uPVC window to the rear, uPVC window to the side, high gloss breakfast bar, radiators, ample room for fridge and freezer & table and chairs, Georgian glass door leading into:-



Utility Room

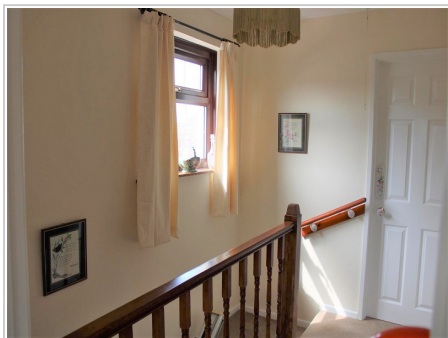
Plumbed for automatic washing machine, space for tumble dryer, range of base and wall units in light beech with chrome fittings, complimentary worktop, fully tiled walls with attractive tiling, ceramic tiling to the floor, one radiator, half glazed uPVC door to the side, white panel door with chrome fittings leading into: -



Downstairs Shower Room

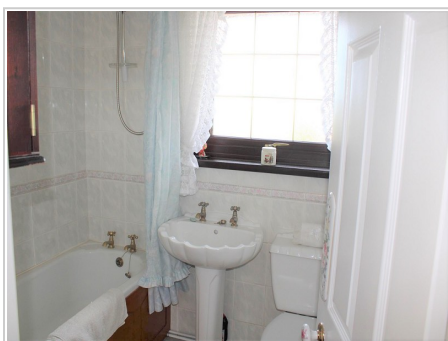
Three-piece suite in white with chrome fittings, double shower cubicle with an electric shower inside, fully tiled walls with attractive high gloss tiling, ceramic tiling to the floor, one radiator, coved and skimmed ceiling, uPVC obscure glazed window to the rear.

First Floor



Landing

Fitted carpet, spindle staircase, uPVC window to the side, coved & artex ceiling, loft access.



Family Bathroom

Three-piece suite in white, electric shower over the bath, fully tiled around the bathroom, ceramic tiling to the floor, one radiator, uPVC obscure glazed window to the rear, coved and artex ceiling.



Master Bedroom (13' 6" x 12' 0") or (4.11m x 3.65m)

uPVC window to the front, fitted carpet, one radiator, coved and artex ceiling, array of white panelled doors with attractive handles leading into fitted wardrobe space.



Bedroom 2 (11' 10" x 11' 5") or (3.60m x 3.47m)

uPVC window to the rear, fitted carpet, one radiator, coved and artex ceiling, array of white fitted wardrobes and attractive handles with ample storage, white panel door leading into a cupboard housing the Ideal combination boiler.



Bedroom 3 (9' 1" x 8' 8") or (2.76m x 2.65m)

uPVC window to the front, fitted carpet, one radiator, coved and artex ceiling.

Outside

Front

Maintenance free front with a pea gravelled area, driveway via double wrought iron gates with parking.



Rear

Generous size, well established rear garden with patio areas, mature trees, plants, and shrubs.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C

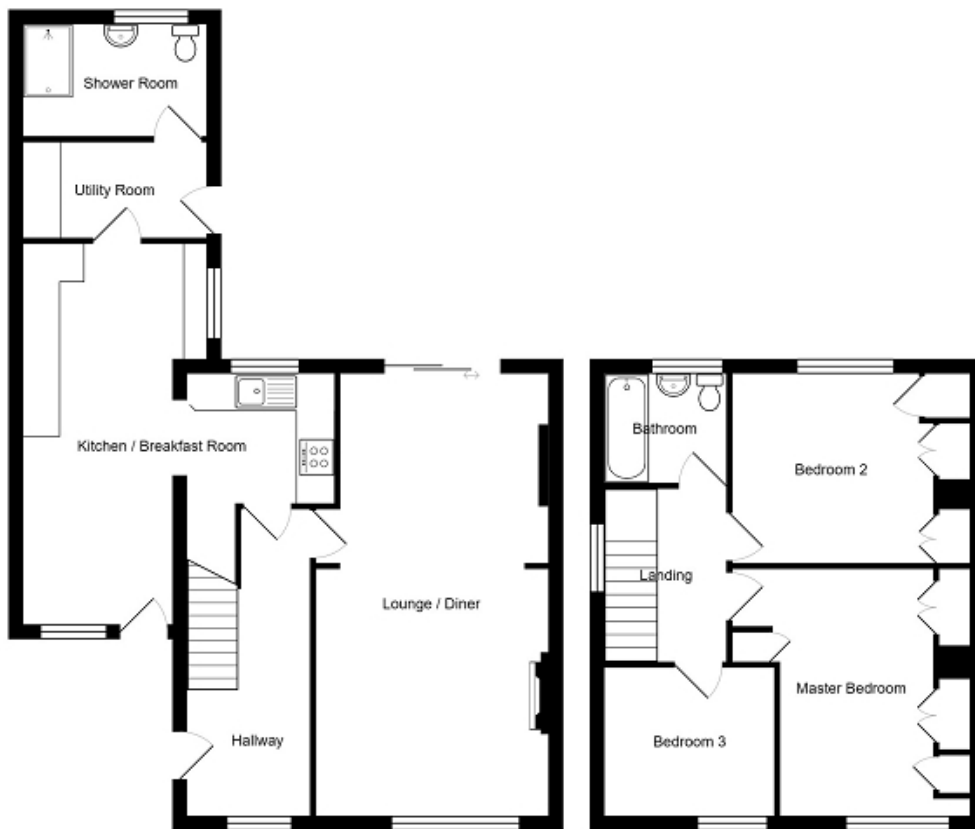


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