



62 Highfield Place

Sam, Bridgend, CF32 9RN

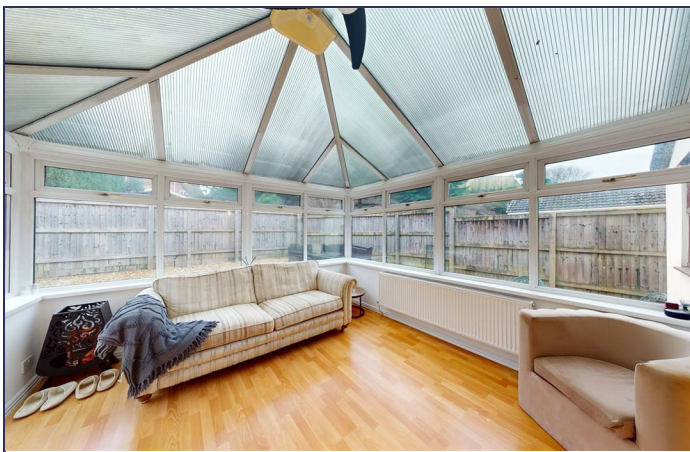
Offers In Excess Of £340,000

HARRIS & BIRT



A deceptively spacious executive style detached house positioned on a quiet cul-de-sac within walking distance of local amenities. The accommodation, briefly comprises: entrance hall, living room, sitting room, utility room, WC, snug, study, kitchen/diner and conservatory to the ground floor. A spacious landing, master bedroom with en suite, three further double bedrooms and a family bathroom serve the first floor. Outside offers off road driveway parking for several cars to the front with an enclosed, private rear garden laid to Cotswold chippings for ease of maintenance. Further benefits include Upvc double glazing throughout and heating via a gas combination boiler.

Local facilities include Sarn railway station within walking distance, a wide range of shops including a family hardware business open since the 1870's, good range of schools, sporting and recreational facilities including rugby and football clubs, The extremely popular New Garden restaurant, recognised by Egon Ronay, is in nearby Aberkenfig. Easy access to the M4 brings major centres within easy commuting distance including the capital city of Cardiff, Bridgend, Newport, Swansea etc. Sarn railway station is on the Maesteg to Bridgend line with connections from Bridgend to the main Swansea-Cardiff-Bristol-Paddington line.



Accommodation

Ground Floor

Entrance Hall

The property is entered via solid wood door into main hallway. Circular obscure glazed porthole window to front. Decorative coving to ceiling. Stairs to first floor. Wood effect laminate flooring. Pendant ceiling lights. Radiator.

Living Room 18'5" x 12'7" (5.61m x 3.84m)

Double doors form hall into spacious living room. Curved wood casement leaded window to front elevation. Central feature fireplace with ornate gas fire set on marble hearth with decorative surround and mantle. Decorative coving to ceiling. Wood effect laminate floor. Radiator. Pendant ceiling light.

Sitting Room 12'9" x 10'7" (3.89m x 3.23m)

Wood casement leaded window to front elevation. Wood effect laminate floor. Radiator. Pendant ceiling light. Door to:

Utility Room 6'5" x 9'11" (1.96m x 3.02m)

Range of walls and base units with laminate worktop. Single bowl sink with drainer. Space for undercounted washing machine and tumble dryer. Wall mounted Vaillant gas combination boiler and water pressure tank (installed 6 months ago). Window to side. Pendant ceiling light. Radiator.

WC 5'6" x 2'5" (1.68m x 0.74m)

Decorative obscure glazed window to front. Low level, dual flush WDC. Wall mounted wash hand basin with hot & cold taps. Part tiled walls. Tiled floor. Pendant ceiling light. Radiator.

Snug 10' x 13'9" (3.05m x 4.19m)

Double doors opening from hallway into snug. Carpet flooring. Radiator. Pendant ceiling light. Opening into;

Study 10'4" x 7' (3.15m x 2.13m)

Wood casement window overlooking rear garden. Two Velux roof windows. Ceiling spotlights. Carpet flooring. Radiator.

Kitchen/Dining Room 21'11" x 13'2" (max) (6.68m x 4.01m (max))

Modern fitted kitchen with features to include; range of wall and base units with granite effect laminate worktops over and tiled splashbacks, 1.5 bowl sink and drainer with hot and cold mixer tap, inset four ring gas hob with stainless steel splashback and wall mounted extractor hood over. Undercounter electric oven. Space for undercounter dishwasher. Large matching island with matching worksurface and storage offering breakfast bar seating. Wood casement window overlooking rear garden. Tiled floor. Radiator. Space for table and chairs. Opening into;

Conservatory 13' x 13'1" (3.96m x 3.99m)

Large conservatory glazed to three sides with doors opening out onto rear garden. Wood effect laminate floor. Radiator. Central ceiling fan. Wall lights.

First Floor

Landing

Carpeted stairs from ground floor onto spacious central landing. Double doors into large storage cupboard with hanging rail and shelves. Carpet flooring. Pendant ceiling light. Communicating doors to all first floor rooms.

Master Bedroom 18'3" x 12'1" (5.56m x 3.68m)

Large wood casement leaded window to front elevation. Wood effect laminate flooring. Pendant ceiling light. Radiator.

En Suite 7'3" x 6' (2.21m x 1.83m)

Obscure glazed window to front. Shower cubicle with wall mounted mains connected shower and glass scree. Wash and basin set on vanity unit with hot and cold mixer tap. Low level WC. Fully tiled walls and floor. Radiator. Extractor. Ceiling spotlights.

Bedroom Two 19' x 10'8" (5.79m x 3.25m)

Large wood casement leaded window to front elevation. Range of fitted wardrobes. Loft access hatch. Carpet flooring. Pendant ceiling light. Radiator.

Bedroom Three 11'3" x 11'4" (3.43m x 3.45m)

Wood casement window to rear elevation. Carpet flooring. Pendant ceiling light. Radiator.

Bedroom Four 11'2" x 10'3" (3.40m x 3.12m)

Wood casement window to rear elevation. Carpet flooring. Pendant ceiling light. Radiator.

Bathroom 10'9" x 7'8" (3.28m x 2.34m)

Four piece bathroom suite in light grey with features to include: corner bath with jacuzzi jets, hot and cold taps and wall mounted mains connected shower over. Low level, dual flush WC. Pedestal wash hand basin. Bidet. Obscure glazed wood casement window to side elevation with deep tiled sill. Tiled walls. Carpet flooring. Radiator. Pendant ceiling light.

Outside

To the front of the property is a tarmac laid private drive offering off road parking for several vehicles. Mature planted borders offer privacy with a dwarf wall boundary to the front. A side gate offers access to the rear into a private and enclosed wrap around garden laid to Cotswold chippings for ease of maintenance. Outside tap. Fence boundary to all sides.

Services

All mains services are connected to the property. Heating via gas combination boiler used to utility room. Double glazing throughout. Council Tax Band F - current annual payment £2819

Directions

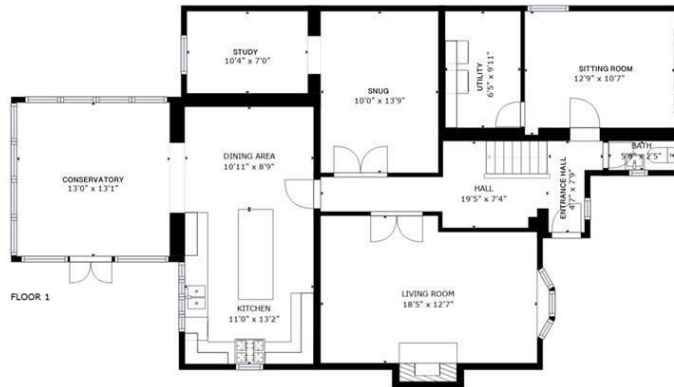
On the north side of Junction 36 on the M4, take the A4063 (initially signposted services) and at the first set of traffic lights turn right onto Bryncoch Rd. taking you into the village of Sarn. Follow the road bearing round to the left as it becomes Sarn Hill. Take the second left onto Highfield Place and follow the road all the way to the bottom and turn right to continue on Highfield Place. Number 62 is situated at the end of the cul de sac on your right hand side indicated with our Harris & Birt for sale board.







FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 1280 sq. ft, FLOOR 2: 926 sq. ft
 TOTAL: 2206 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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