

HUNTERS®

HERE TO GET *you* THERE

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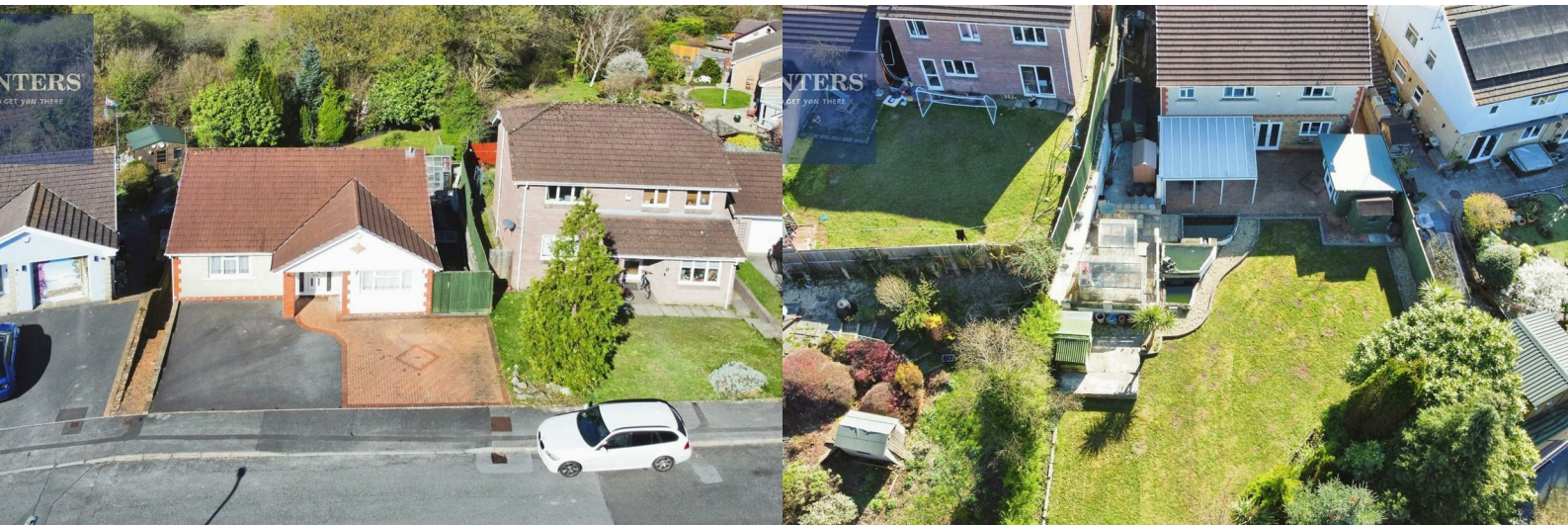
Rectory Close

Bridgend, CF32 9QB

£400,000



Council Tax: F



25 Rectory Close

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£400,000



General

Sarn is a small village located in Bridgend, Wales, known for its charming rural setting and close-knit community. Living in Sarn offers a peaceful and tranquil environment, perfect for those looking to escape the hustle and bustle of city life.

One of the main benefits of residing in Sarn is its convenient transport links. The village is situated just a short drive away from the M4 motorway, providing easy access to nearby towns and cities such as Bridgend and Cardiff. Public transport options are also available, with regular bus services connecting Sarn to surrounding areas.

Despite its small size, Sarn offers a range of local amenities to cater to residents' daily needs. The village boasts a local grocery store, post office, and several charming pubs and cafes, providing everything you need within walking distance. For a wider range of shopping and entertainment options, the town of Bridgend is just a short drive away.

Nature lovers will appreciate the beauty spots surrounding Sarn, with picturesque countryside and stunning views right on your doorstep. The nearby Ogmore Valley offers scenic walking and cycling routes, perfect for enjoying the great outdoors and staying active.

Families with children will find a selection of schools in the surrounding area, providing quality education for all ages.

Overall, living in Sarn offers a peaceful and idyllic lifestyle, with a strong sense of community and easy access to amenities and natural beauty. Whether you're looking to settle down or enjoy a quieter pace of life, Sarn has something to offer for everyone.

Hallway

with carpets, skimmed walls and papered ceilings which

are coved with central lighting fixture, wood bannister and spindles, front door with side panels, radiator, doors to:

Storage Room

9'7" x 5'10" (2.92m x 1.78m)

with carpets, skimmed walls and ceiling which are coved with central lighting, window to side, radiator.

Master Bedroom

12'4" x 10'10" (3.76m x 3.30m)

with carpets, skimmed walls and ceiling which are coved with central lighting fixtures, windows to rear views, radiator, door to ensuite.

Ensuite Bathroom

8'5" x 6'7" (2.57m x 2.01m)

with vinyl flooring, tiled walls and ceiling with central lighting, radiator, WC and hand wash basin set into vanity, shower cubicle with glass screens and thermostatic shower, window to rear.

Bedroom 2

18'4" x 10'00" (5.59m x 3.05m)

with carpets, skimmed walls and ceiling which are coved with central lighting, window to front views, radiator, built in storage.

Bedroom 3

10'10" x 13'4" (3.30m x 4.06m)

with carpets, skimmed walls and ceiling which are coved with central lighting, window to rear views, radiator.

Bedroom 4

13'3" x 11'2" (4.04m x 3.40m)

with carpets, skimmed walls and ceiling which are coved with central lighting, window to front views, radiator.

Bathroom

7'6" x 6'6" (2.29m x 1.98m)

with vinyl flooring, tiled walls and skimmed ceilings with central lighting, chrome towel radiator, WC and hand wash basin, bath with glass screens and thermostatic shower, window to side.

Tel: 01656 856118

Lower Landing

13'10" x 8'10" (4.22m x 2.69m)

with carpets, skimmed walls and papered ceiling which are covered with central lighting, radiator, stairs to first floor, open arch to dining and doors to:

Dining Room

15'1" x 9'11" (4.60m x 3.02m)

with laminate flooring, skimmed walls and papered ceilings which are covered with central lighting, radiator, French doors to rear.

Lounge

15'00" x 12'10" (4.57m x 3.91m)

with carpets, skimmed walls with dado rail and papered ceilings which are covered with central lighting, radiator, window to rear.

Kitchen

15'1" x 9'9" (4.60m x 2.97m)

with laminate flooring, skimmed walls and ceiling with central lighting, radiator, window to rear. Fitted kitchen with a selection of base and wall units in white gloss with oak effect worktops, appliances to include electric oven, gas hob with extractor hood and dishwasher.

Utility

10'5" x 9'11" (3.18m x 3.02m)

with laminate flooring, skimmed walls and ceiling which are

coved with central lighting, selection of base & storage shelving units with worktops, plumbing for washing machine and space for tumble dryer, wall mounted gas combination boiler, window to side.

Cloakroom

with tiled flooring, skimmed walls and papered ceiling which are covered with central lighting, radiator, WC and sink, window to side.

Bedroom 5 / Reception

with carpets, skimmed walls with dado rail and papered ceiling which are covered with central lighting, window to side views, radiator.

Gardens

A larger than average plot with extensive rear garden, block paved patio area against the rear of the house with purpose built upvc covered area, dropping onto a rear lawn which extends to the rear boundary with a selection of mature trees and bushes adding to the privacy of the garden.

There is and fully operation pond with pump and electrics, two greenhouses and a shed built on hardstand to remain, summer house to remain with electric and lighting, side gated access to the front of the house.

The front garden is open and offers parking for several vehicles across the front with block paved / tarmac driveway.



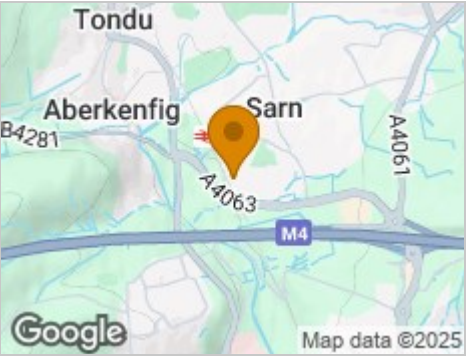
Road Map



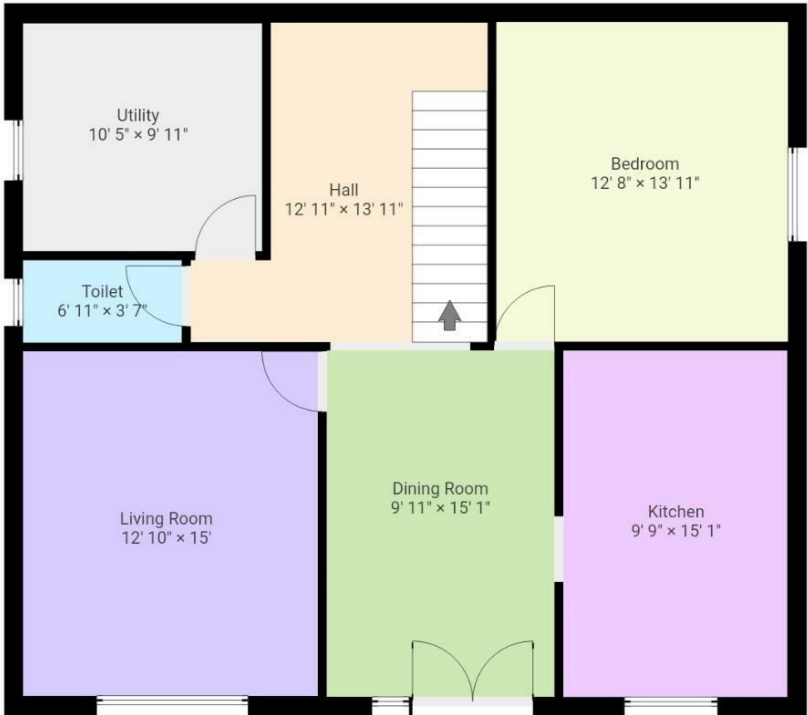
Hybrid Map



Terrain Map



Floor Plan

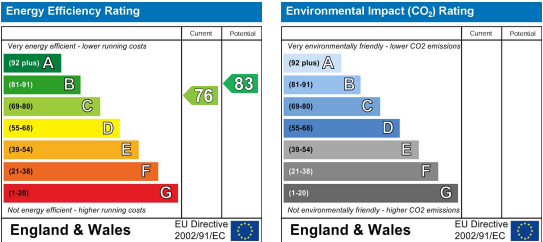


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Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.