

hrt
herbert r thomas

74 Highfield Place
Sarn, Bridgend, CF32 9RN

hrt.uk.com



74 Highfield Place

Asking price **£345,000**

Situated in the popular Sarn location within close proximity to Junction 36 of the M4, local school, shops and amenities is this well presented four double bedroom detached property.

Four double bedrooms

Two good sized reception rooms

Well presented

Garage

Off road parking

Enclosed front and rear gardens

Situated within close proximity of Junction 36 on the M4

Close proximity to local school, shops and amenities

Viewings are highly recommended





Situated in the popular Sarn location within close proximity to Junction 36 on the M4, local school, shops and amenities is this well presented four double bedroom detached property.

The property is entered via a partially glazed door into an entrance hallway with staircase leading to ground floor and doors to the cloakroom, kitchen, utility room, lounge and dining room. The lounge is a generous sized room with coving to ceiling and two double glazed UPVC windows. The dining room is another impressive size reception room with laminate flooring, coving to ceiling and a double glazed UPVC window to rear. The kitchen has been fitted with a matching range of base and eyelevel units with square rolltop workspace over. There is a ceramic sink with one mixer tap, four ring electric hob with extractor fan over, integral fridge/freezer, cooker, microwave, splashback tiles, laminate flooring, double glazed UPVC window to front and barn style composite door to side. The utility room has worktop space with sink mixer taps, space for one appliance, half tiled walls and obscure glazed window to side. The cloakroom has been fitted with a two-piece suite comprising; low-level WC and corner wash hand basin. There is a chrome towel rail, half height tiling to the walls and ornate tiled flooring.

To the ground floor there are doors to all four bedrooms, storage cupboard and family bathroom. The master bedroom is an impressive sized double room with laminate flooring and a double glazed UPVC

window to side. Bedroom two is another generous sized double room with coving to ceiling, double glazed UPVC window and door giving access to the garden. Bedroom three is another good size double room with built-in storage cupboard and obscure glazed window to side. Bedroom four is a double room laid to laminate flooring with double glazed UPVC windows to rear. The family bathroom has been fitted with a four piece suite comprising: low-level WC, wash hand basin, panel bath and corner shower with slide panel door. There are half height tiled walls, full height tiling to wet areas, chrome hand towel rail and an obscure glazed window to rear.

To the front of the property is an enclosed garden laid to lawn with brick paved pathway to the property, side access and a gated driveway ahead of the integral garage. To the rear of the property is a fully

enclosed westerly facing garden which is low maintenance laid mostly to patio and chipping sections for seating area. Viewings are highly recommended to appreciate the offer in hand.





Directions

From Junction 36 of the M4, head north onto the A4063 signposted Maesteg. Continue through two sets of traffic lights and at the third set of lights take the right hand turn onto Sarn Hill. Take the first right and then the first right again onto Highfield Place where the property will be found on the right hand side as indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band F
EPC Rating

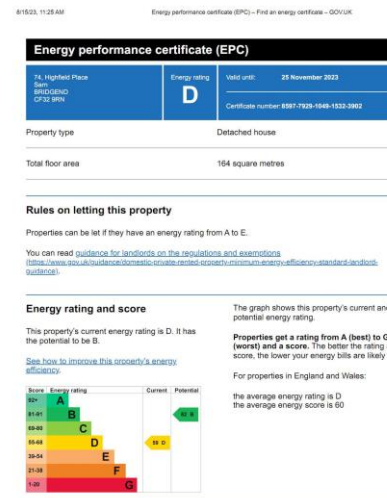
Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

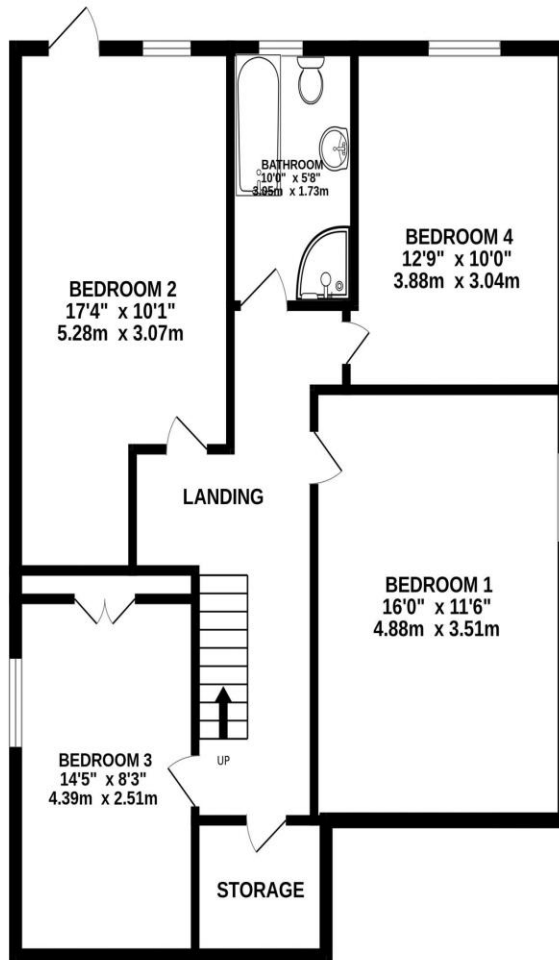
hrt Est. 1926 **RICS**



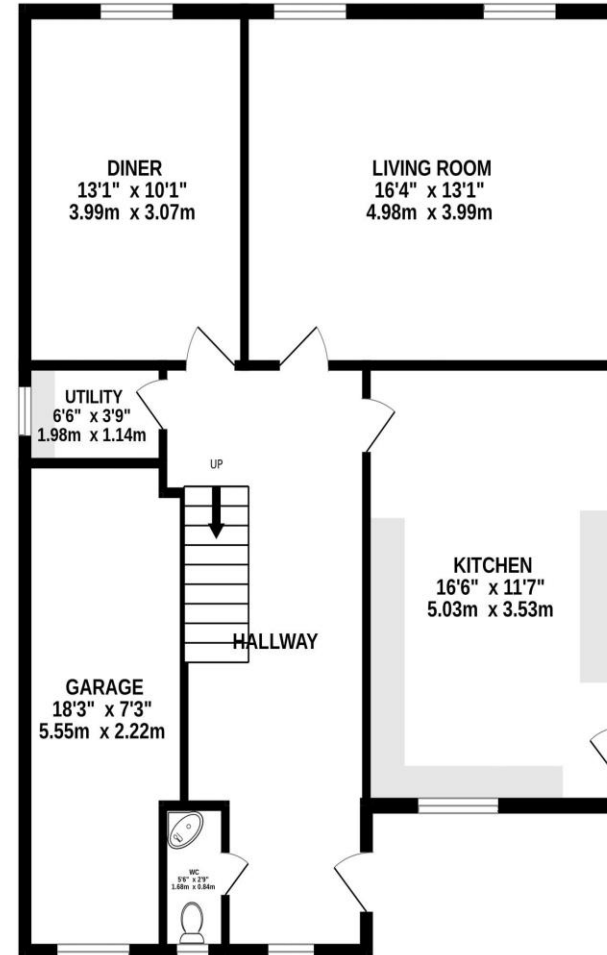
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
795 sq.ft. (73.8 sq.m.) approx.



FIRST FLOOR
891 sq.ft. (82.8 sq.m.) approx.



TOTAL FLOOR AREA : 1686 sq.ft. (156.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023

