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Pentyla Sarn Hill  
Sarn,  
Bridgend,  
CF32 9RW

# Pentyla Sarn Hill

Asking price **£299,950**

Welcome to Pentyla — a traditional four-bedroom semi-detached property situated on an extraordinary corner plot in central Sarn. Brimming with original features and offering exceptional potential, this charming home enjoys excellent commuter access via Junction 36 of the M4 and is close to nearby public transport links.

Substantial corner plot

Traditional semi-detached property

Spacious reception rooms

Large front and rear gardens

Garage and off-road parking

Excellent commuter links via Junction 36 of the M4

Original features throughout

Versatile loft room

Tremendous potential





Welcome to Pentylla — a traditional four-bedroom semi-detached property situated on an extraordinary corner plot in central Sarn. Brimming with original features and offering exceptional potential, this charming home enjoys excellent commuter access via Junction 36 of the M4 and is close to nearby public transport links.

The property is entered through a substantial entrance hall with tiled flooring, ideal for multi-purpose use. A doorway leads into the kitchen which is fitted with a range of matching base and eye-level units, complemented by stylish splashback tiles. Features include a stainless steel sink with mixer tap, space for a cooker with an overhead extractor fan, an integrated dishwasher and tiled flooring. A double-glazed side window and doorway lead through to the sitting room. The sitting room is a generous reception space, boasting original parquet flooring, a feature fireplace, high ceilings, and beautiful stained-glass windows and doors—adding character and warmth to this inviting home. From here, a doorway leads to an inner hallway, with stairs rising to the first-floor landing and a useful storage cupboard beneath. The hallway also gives access to the impressive lounge/diner—another substantial reception room which features the continuation of the parquet flooring, a large fireplace with multi-fuel burner, and stained-glass windows. A rear bay window and a side box window overlook the garden, while a front-facing double-glazed window allows for an abundance of natural light.

Stairs rise to a landing which provides access to three bedrooms, the family bathroom, and a utility space. The main bedroom is an impressive double room with a rear-facing bay window overlooking the garden, ample space for furniture and is laid to carpet. Bedrooms two and three are also generous double rooms, each with large double-glazed windows. The family bathroom features a four-piece suite, including a low-level WC, pedestal wash basin, walk-in shower, and bath. A front-facing double-glazed window allows natural light into the room. A staircase rises to the spacious loft bedroom, which features Velux windows, eaves storage, and a doorway leading to a walk-in wardrobe with an additional Velux window.

To the rear of the property is a large, fully enclosed wraparound garden, offering ample potential for landscaping or further development. The garden includes patio sections and pathways leading to two large lawned areas, with gated side access to the front. The front garden is equally as generous and features outbuildings used as a utility space with an outdoor WC and space for appliances. A brick-paved pathway leads to off-road parking and a detached garage.





#### Directions

From Junction 36 of the M4 proceed to join the A4063 sign posted Maesteg. Continue ahead through the first two sets of lights and at the third take a right hand turning onto Sarn Hill. The property will be indicated by our for sale sign.

#### Tenure

Freehold

#### Services

Council Tax Band F  
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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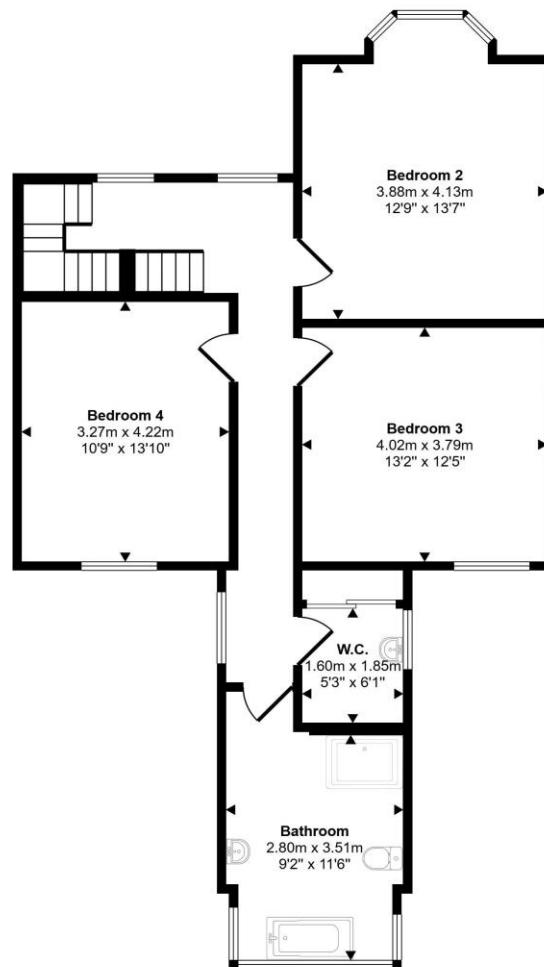
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Approx Gross Internal Area  
211 sq m / 2269 sq ft



Ground Floor  
Approx 108 sq m / 1160 sq ft



First Floor  
Approx 77 sq m / 834 sq ft



Second Floor  
Approx 26 sq m / 276 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

