

50 Heol Bryncethin
Sarn
Bridgend
CF32 9GG

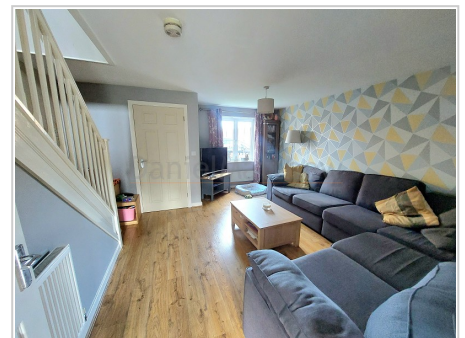
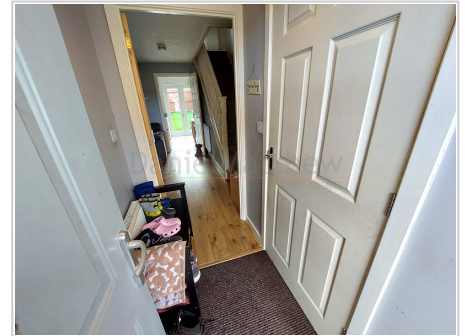
£170,000



- END TERRACE PROPERTY
- THREE BEDROOMS
- CLOAKROOM
- LOUNGE
- KITCHEN/DINING ROOM
- REAR GARDEN
- TWO ALLOCATED PARKING SPACES TO REAR
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- CLOSE TO M4 CORRIDOR
- CALL TODAY TO ARRANGE A VIEWING ON 01656 750764

Ref: PRA10717

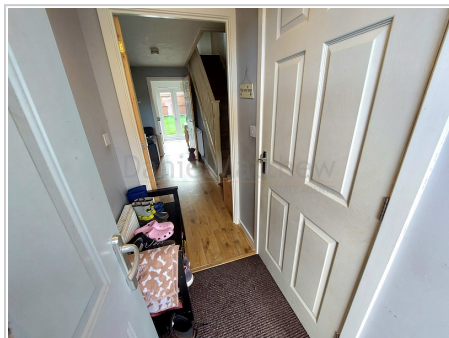
Viewing Instructions: Strictly By Appointment Only



General Description

****Three Bedroom End Terrace **** Daniel Matthew Estate Agents are pleased to offer for sale well presented three bedroom end of terrace property. It is situated in the sought after area of Sarn, offering off road parking to the rear for two vehicles. This is a perfect family home which comprises of a entrance hall, cloakroom, lounge and kitchen/diner to the ground floor. To the first floor, three bedrooms and a family bathroom. There is rear parking and an enclosed rear garden with side access. The property is within close proximity to Junction 36 of the M4, local school, shops and amenities. Call 01656 750764 to arrange a viewing.

Accommodation



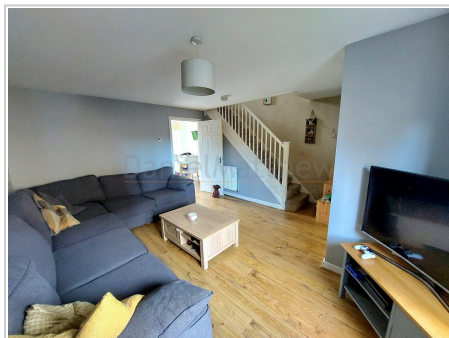
Hallway

Enter via Composite door into hallway, plain ceiling, plain walls, heavy duty ribbed mat before leading to laminate flooring, door leading into cloakroom and lounge.



Cloakroom/w.c

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls, vinyl flooring, tiled splashback, two piece white suite comprising low level WC and pedestal wash and basin, wall mounted electric consumer unit.



Lounge (15' 10" x 15' 0") or (4.83m x 4.57m)

UPVC double glazed window to front aspect, plain ceiling, plain walls with one feature papered wall, laminate flooring, two radiators, staircase leading to first floor, door leading into Kitchen/Dining Room.



Kitchen / Dining Room (27' 3" x 49' 3") or (8.30m x 15.0m)

UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to enclosed rear garden, plain ceiling, plain walls, vinyl flooring, a range of matching wall and base units with complimentary worksurfaces, electric oven with four ring gas hob, extractor fan, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for fridge/freezer and tumble dryer, area for dining table and chairs, understairs storage cupboard.



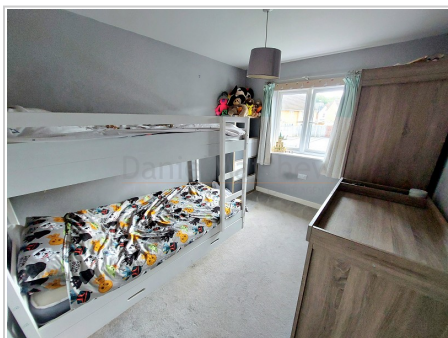
Landing

Plain ceiling, plain walls, fitted carpet, loft access (Ladders, lighting, part boarded and insulated) doors leading into;-



Bedroom One (13' 04" x 8' 07") or (4.06m x 2.62m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator.



Bedroom Two (10' 09" x 8' 07") or (3.28m x 2.62m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, fitted carpet, radiator.



Bedroom Three (12' 04" x 6' 08") or (3.76m x 2.03m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator, storage cupboard.



Bathroom

UPVC double glazed obscured window to rear aspect, plain ceiling, plain walls, extractor fan, tiled splashback, vinyl flooring, three piece white suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap and mains overhead shower, radiator.



Outside

Front - pathway to front door, fenced boundary with laid to lawn area.

Rear - Fenced boundaries, side gate leading to pathway which leads you to rear parking for two vehicles. patio area, mostly laid to lawn, side garden with shed to remain.



Parking

Two allocated parking spaces to rear.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Leasehold

Length of lease: .

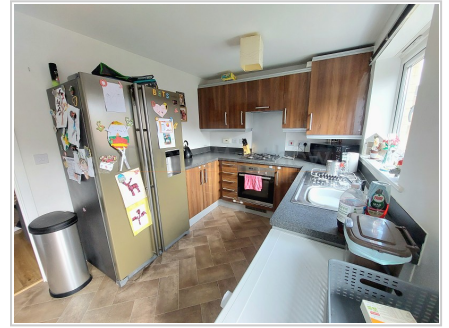
Ground Rent

£300 Annually.

Service Charge

Council Tax

Band D



Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.