



39, Heol Llansantffraid
Bridgend, CF32 9NH

Watts
& Morgan



39, Heol Llansantffraid

Sarn, Bridgend CF32 9NH

Price Guide £230,000 - £240,00

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

GUIDE PRICE ** £230,000 - £240,000 **

New to the market a well presented extended 4 bedroom semi-detached property. Situated in Sarn, within walking distance of local shops, leisure centre, schools and transport links. Sarn is situated with great access to both Bridgend town centre and J36 of the M4 motorway. Accommodation comprises; porch, entrance hallway, open plan lounge / dining room, kitchen, bathroom and utility area. First floor; 4 good sized bedrooms and a shower room. Externally the property benefits from on road parking to the front, a rear hardstanding with gated off road parking for two vehicles, concerted garage into outbuilding and a landscaped garden.

Directions

* Bridgend - 3.0 Miles * Cardiff - 21.2 Miles * J36 of the M4 - 1.4 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a composite front door with obscured glass inset into the porch with a window to front and tiled flooring. The entrance hallway offers carpeted flooring and staircase rises to the first floor. The open plan living room is a spacious reception room with windows over looking the front, carpeted flooring leading into the dining area. The dining area has laminate flooring and patio doors to the rear garden. The ground floor bathroom has been fitted with a 3-piece suite comprising of a panelled bath with overhead shower and glass screen, WC and a wash hand basin. The bathroom offers tiled flooring, tiling to the walls and a window to the side. The inner hallway has a handy utility area with laminate flooring and space and plumbing for an appliance. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over, with tiled splash backs and tiled flooring. There is space providing for a freestanding range oven, under counter fridge and freezer, dishwasher and a further appliance. The kitchen has a window to the front and a uPVC door opening out to the garden.

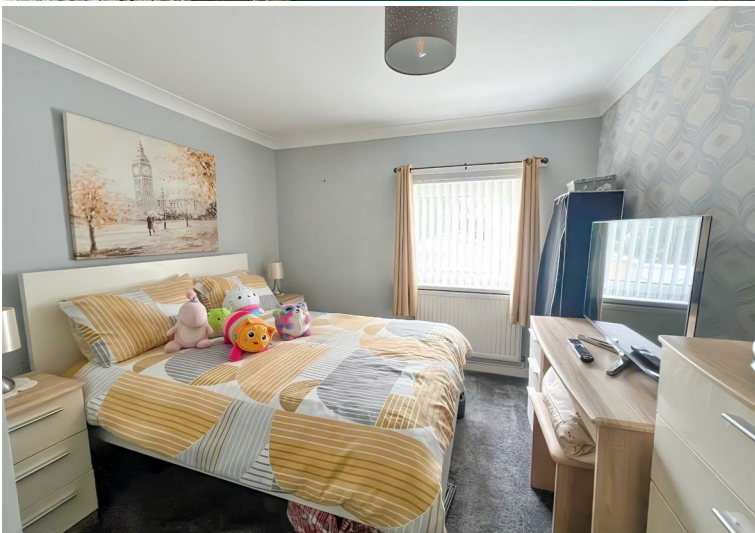
The first floor landing offers carpeted flooring, access to the loft hatch and a large built in storage cupboard. Bedroom one is to the front of the property with fitted carpeted and a window to the front. Bedroom two is a second double bedroom with carpeted flooring, fitted wardrobes and a window to the rear. The third double bedroom is to the rear with fitted carpets and window to the rear. Bedroom four is a great sized fourth bedroom with carpeted flooring and a window to the side. The shower room has been fitted with a double shower enclosure with glass screen, WC and a wash hand basin. Benefitting from tiling to the walls, laminate flooring and an obscure window to the side. There is a built in storage cupboard housing the newly fitted gas combination boiler.

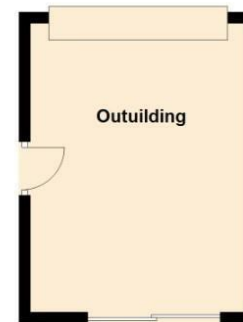
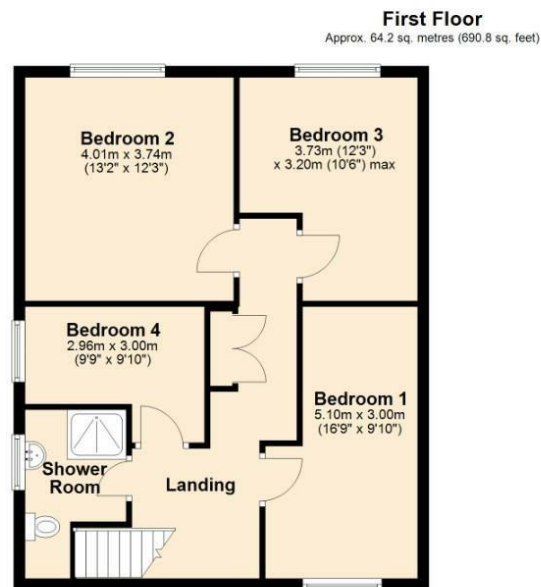
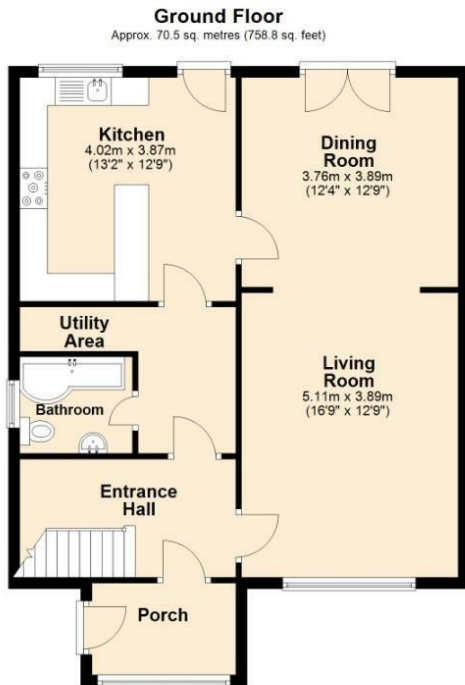
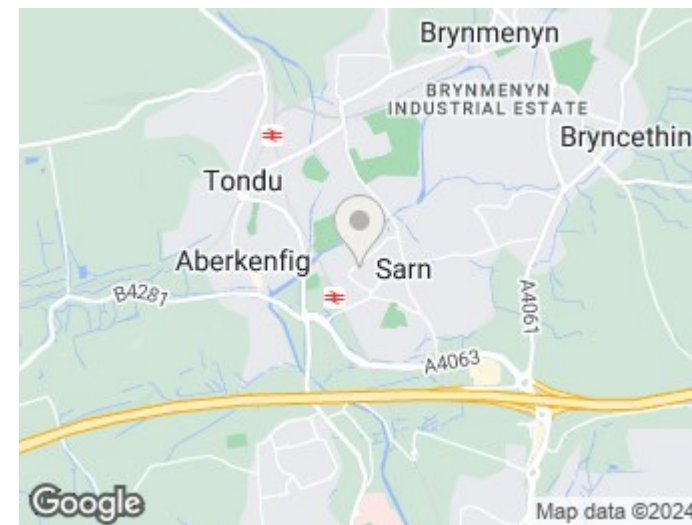
GARDENS AND GROUNDS

Approached off Heol Llansantffraid No 39. has on road parking to the front and a steps lead up to the front door, there's a timber gate providing side access to the rear garden. The rear garden has been landscaped with a lower patio section perfect for outdoor furniture. The remainder offers artificial grass with a central pathway leading to the rear access. There is a converted garage with power supply, patio doors opening to the garden and a side door off the drive. The rear hardstanding has gated off road parking for two vehicles.

ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating "C" Council tax band "C"





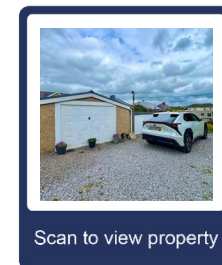
Total area: approx. 134.7 sq. metres (1449.6 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

39 Heol Llansantffraid, Sarn, Bridgend



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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