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Clos Tyn Y Coed, Sarn, Bridgend County.  
CF32 9PQ

£320,000



# Clos Tyn Y Coed, Sarn, Bridgend County. CF32 9PQ

Four bedroom DETACHED house comprising entrance hall, downstairs w.c. lounge, open plan kitchen/diner, utility, bedroom one with EN SUITE, three further bedrooms, family bathroom, enclosed rear garden, SINGLE GARAGE with DRIVEWAY PARKING. Ideal family home. SOLD WITH NO ONWARD CHAIN.

£320,000 - Freehold

- Modern four bedroom detached house
- En suite, utility and downstairs w.c.
- Lovely open plan family kitchen/diner
- Single garage with driveway parking
- Lovely position at the head of a cul-de-sac
- Ideal family home and sold with no onward chain
- EPC - C / Council tax band- E



## DESCRIPTION

Introducing this modern detached four bedroom house situated on the David Wilson/Barratt site in Sarn. The property comprises lounge, open plan kitchen/diner, utility room and en suite to master bedroom. The property is within walking distance of local amenities and retail outlets as well as being a five minute drive from the M4 at J36. Viewing recommended to appreciate this family home.

### Key Features

Private landscaped rear garden  
Generous kitchen / diner  
FREEHOLD  
Constructed by David Wilson Homes  
Well presented throughout

## ENTRANCE

Via front door into the entrance hall finished with emulsioned ceilings and walls, skirting and tile effect vinyl flooring. Under stairs storage cupboard.

## DOWNSTAIRS W.C.

PVCu frosted glazed window overlooking the side with a fitted roller blind and finished with emulsioned ceiling and walls, fitted storage cupboard, skirting and tile effect vinyl flooring. Two piece suite in white comprising w.c. and corner wash hand basin with chrome mixer tap.

## LOUNGE (11' 2" x 18' 3") or (3.40m x 5.55m)

Measurements into the bay. Overlooking the front of the property via PVCu double glazed bay window with fitted roman blinds, emulsioned ceiling and walls, two light pendants, skirting and fitted carpet. Internal double doors through to the open plan kitchen/diner.

## KITCHEN/DINER (19' 8" x 12' 2") or (6.00m x 3.70m)

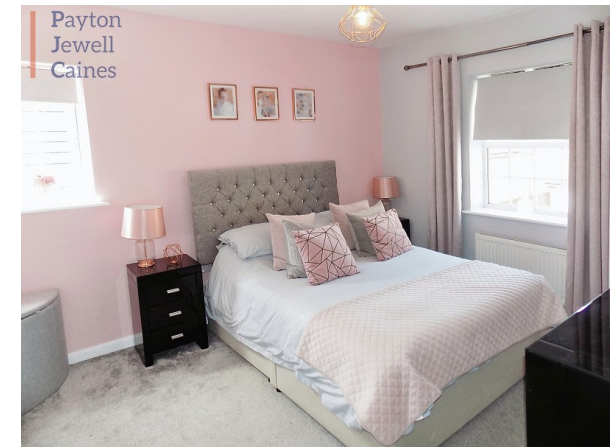
Overlooking the rear garden via PVCu double glazed French doors and PVCu double glazed window with a fitted roman blind, two matching sets of spot lights, emulsioned walls, skirting and tile effect vinyl flooring. The kitchen is arranged with low level and wall mounted kitchen units in high gloss sandstone with brushed chrome handles and complementary roll top work surface with ceramic tiles to the splash backs. Inset one and half basin sink with chefs tap and drainer. Integrated six gas ring hob with overhead extractor hood and glass splash back, integrated double electric oven, space for fridge/freezer and dishwasher. Ample space for dining table and chairs and a doorway through to the utility.

## UTILITY

Frosted glazed door leading to the side of the property, ceiling mounted extractor, emulsioned ceiling and walls, skirting and vinyl flooring. Wall mounted Ideal Logic gas boiler, roll top work surface with splash back plinth, wall mounted matching kitchen unit, plumbing for automatic washing machine and space for tumble.

## LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage, emulsioned ceiling and walls, skirting and fitted carpet, double fitted storage cupboard housing the hot water tank and further storage.



## BATHROOM

PVCu frosted glazed window to the side with a fitted roller blind, emulsioned ceiling, central light fitting, ceiling mounted extractor, emulsioned walls, skirting and tile effect vinyl flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and storage below and bath with chrome mixer tap, ceramic tiles to all splash back areas and heated wall mounted chrome towel rail.

## BEDROOM 1 (12' 6" x 10' 6") or (3.80m x 3.20m)

Measurements to the face of the fitted wardrobes. Benefiting from dual aspect natural light via PVCu double glazed windows to the side and to the front both with fitted roller blinds and finished with emulsioned ceiling and walls, skirting and fitted carpet. Wall to wall, floor to ceiling fitted wardrobes comprising two double fitted wardrobes with central mirrored doors.

## EN SUITE

PVCu frosted glazed window to the side with a fitted roller blind, emulsioned ceiling with central light fitting and extractor, emulsioned walls, skirting and tile effect flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and large walk in shower cubicle housing a plumbed shower with ceramic tiles to all splash backs and wall mounted heated chrome towel rail.

## BEDROOM 2 (10' 2" x 11' 0") or (3.10m x 3.35m)

Overlooking the rear garden via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling and walls, skirting and fitted carpet. Double fitted wardrobe.

## BEDROOM 3 (8' 8" x 10' 10" max) or (2.65m x 3.30m max)

Overlooking the front via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling and walls, skirting and laminate flooring. Handy recess for wardrobe space.

## BEDROOM 4 (10' 6" x 6' 11") or (3.20m x 2.10m)

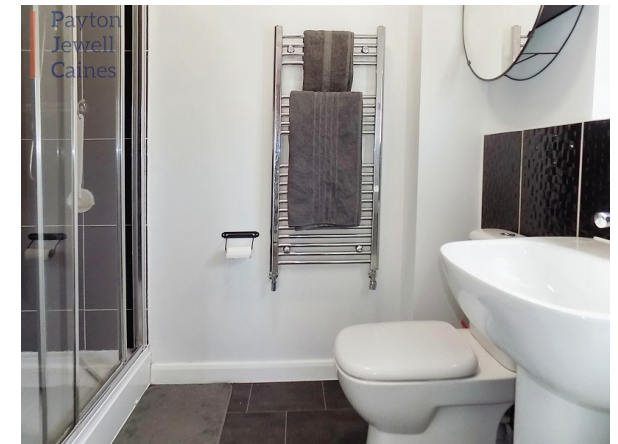
Overlooking the rear garden via PVCu double glazed window with fitted roller blind and finished with emulsioned and coved ceiling, emulsioned walls and handy recess for wardrobe space.

## OUTSIDE

Enclosed rear garden with closed board fence, laid to patio, artificial grass and elevated area of decking and side gated access back to the front of the property. Outside tap. To the side is a single garage with a traditional up and over door with power and light. Driveway parking for two vehicles.


## NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

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