

Payton
Jewell
Caines



THE RETREAT

The Retreat, Sarn, Bridgend County. CF32
9UF

Offers Over
£210,000

 PAYTON
JEWELL
CAINES

The Retreat, Sarn, Bridgend County. CF32 9UF

EXTENDED three bedroom semi detached house comprising entrance hall, L- shaped lounge/diner, kitchen, UTILITY, downstairs w.c., shower room, three bedrooms, enclosed front and rear gardens, car port and generous car parking. Ideal first time purchase.

Offers Over £210,000 - Freehold

- Extended three bedroom semi detached house
- Open plan lounge/diner
- Kitchen with utility
- Ground floor w.c. and first floor shower room
- Carport and generous off road parking
- EPC - / Council tax - C



DESCRIPTION

An extended three bedroom semi detached house situated within a cul-de-sac location in the village of Sarn which is in close proximity of the M4 corridor, A48, Bridgend town centre and McArthur Glen Designer Outlet. The railway station with links to Swansea and London are within a short distance and also a doctors surgery, post office and local library. The property benefits from an L-shaped lounge/diner, kitchen with utility, downstairs w.c. larger than average rear garden and off road parking. Viewing comes highly recommended to fully appreciate this ideal family home. IDEAL FIRST TIME PURCHASE.

Key Features

FREEHOLD

Good sized corner plot

Well presented throughout

Extension to the side with downstairs WC and utility room

Excellent off road parking

ENTRANCE

Via external porch into the entrance hall via a part glazed timber front door.

ENTRANCE HALL

Coved ceiling, emulsioned walls, skirting, wood effect Karndean flooring, hidden electric meter, stairs to the first floor and doorway through to the L-shaped lounge/diner.

L-SHAPED LOUNGE/DINING ROOM (13' 9" x 13' 1") or (4.20m x 4.0m)

Measurements narrow to 2.8m x 3.35m. Overlooking the front via PVCu double glazed windows with fitted vertical blinds and finished with a coved ceiling, emulsioned walls, wall lights to remain, skirting and Karndean flooring. Feature gas fire which is a recessed coal effect gas living flame fire with granite surround. The dining area opens out onto the rear garden via PVCu double glazed French doors with perfect fit venetian blinds and is finished with a coved ceiling, central light pendant, emulsioned walls, skirting and a continuation of the Karndean flooring.

KITCHEN (10' 8" x 7' 7") or (3.25m x 2.30m)

Overlooking the rear garden via PVCu double glazed French doors and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and ceramic tiled flooring. A range of wall mounted and low level kitchen units in solid light ash with brushed chrome handles and a complementary roll top work surface and inset double Belfast sink with swan neck tap. Space for cooker, plumbing for dishwasher and integrated extractor hood (white goods to remain if required). Under stairs store cupboard, pantry and doorway through to the side extension.

EXTENSION (10' 6" x 9' 10") or (3.20m x 3.0m)

Dual aspect natural light via timber framed double glazed window to the front and part glazed timber stable door leading to the front both with fitted roman blinds and a glazed timber framed door with a fitted roman blind and side glazed panel leading out to the rear garden and an additional side glazed panel looking into the kitchen. Access to loft storage, emulsioned walls, skirting and ceramic tiled flooring. Fitted storage cupboard and a w.c.



W.C.

Ceiling mounted extractor, papered walls, skirting and ceramic tiled flooring. Low level w.c.

UTILITY

Overlooking the side via PVCu double glazed window with a fitted roller blind and finished with central fluorescent strip light, emulsioned walls, skirting and ceramic tiled flooring. Double Belfast sink with mixer tap and storage below, plumbing for automatic washing machine (can remain if required) and further space for kitchen white goods.

LANDING

Via stairs with fitted carpet and wooden balustrade. PVCu double glazed window with a fitted vertical blind on the half landing. Access to loft storage (with pull down ladder), emulsioned ceiling and walls, skirting and wilton wool fitted carpet.

SHOWER ROOM

L shaped shower room finished with two PVCu frosted glazed windows with perfect fit venetian blinds and finished with emulsioned ceiling with recessed LED spot lights, ceiling mounted extractor, full height ceramic tiles to the wall, radiator and vinyl tiled flooring. Three piece suite in white comprising w.c. large wash hand basin with swan neck tap and storage below and large walk in quadrant style shower housing a plumbed shower with a hand attachment and fully glazed sliding doors.

BEDROOM 1 (13' 1" x 10' 4") or (4.00m x 3.15m)

Overlooking the front via two PVCu double glazed windows both with fitted vertical blinds and finished with a coved ceiling, recessed LED spot lights above the bed, emulsioned walls, skirting and wood effect flooring.

BEDROOM 2 (9' 10" x 9' 0") or (3.0m x 2.75m)

Overlooking the rear via PVCu double glazed window with a fitted vertical blind and finished with a coved ceiling, emulsioned walls, skirting and wood effect flooring. Wall mounted combi boiler hidden within the wardrobe.

BEDROOM 3 (9' 10" x 7' 7") or (3.0m x 2.30m)

Benefiting from dual aspect natural light via PVCu double glazed window with a fitted vertical blind to the side and a PVCu double glazed window to the front with a fitted vertical blind and finished with emulsioned walls, skirting and wood effect flooring. Fitted storage cupboard above the stairs.


OUTSIDE

Enclosed rear garden laid to block pavia patio, area of lawn leading to a arbour and wooden trellis and an area with chipped stone, timber storage shed to remain, mature trees and shrubs and outside tap.

To the side of the property is a block pavia driveway laid to chipped stone, carport with exposed wooden rafters. Enclosed front garden laid to lawn with perimeter borders.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.



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www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk