



Park Place, Sarn, Bridgend County. CF32
9UA

£195,000



PAYTON
JEWELL
CAINES

Park Place, Sarn, Bridgend County. CF32 9UA

Three bedroom semi detached dormer bungalow comprising entrance hall, lounge/diner, kitchen, three bedrooms, downstairs bathroom, OFF ROAD PARKING for three vehicles, enclosed PRIVATE REAR GARDEN and GARAGE with power and light. Viewing highly recommended.

£195,000 - Freehold

- Three bedroom semi detached dormer bungalow
- Modernised throughout
- Cul de sac location
- Off road parking/garage
- Front and rear gardens
- EPC-D, council tax band - C



DESCRIPTION

Introducing this three bedroom semi detached dormer bungalow located in Sarn within a cul de sac location comprising entrance hall, lounge/diner, kitchen, downstairs bathroom, three bedrooms, off road parking, garage, enclosed and private rear garden. Viewing highly recommended.

The property is within quick links to the M4 corridor at junction 36 and within a short drive to McArthur Glen designer outlet which offers Cinema, shops and restaurants. Bridgend town centre is a short drive away with all facilities, amenities and mainline train station.

ENTRANCE

Via part frosted glazed PVCu front door with PVCu frosted glazed side panel into the entrance hall finished with emulsioned ceiling, pendant light, smoke alarm, emulsioned walls, vertical design radiator in white, skirting and fitted carpet. Door to lounge/diner and family bathroom. Stairs leading to the first floor.

FAMILY BATHROOM (5' 10" x 5' 10") or (1.79m x 1.78m)

Emulsioned ceiling, centre light, marble effect tiled walls, frosted PVCu double glazed window overlooking the side of the property, wall mounted black towel radiator, wall mounted mirror cabinet and tiled flooring. Three piece suite comprising vanity WC unit, vanity sink unit with black mixer tap, L shaped bath with black mixer tap, overhead black mixer shower and folding glazed screen.

LOUNGE/DINER (22' 4" max x 10' 0" max) or (6.81m max x 3.05m max)

Textured papered ceiling, two centre lights, coving, emulsioned walls, radiator, skirting and fitted carpet to the lounge and grey wood effect vinyl to the dining room. PVCu double glazed window overlooking the front and the rear. Door leading to kitchen.

KITCHEN (13' 4" x 9' 0") or (4.06m x 2.74m)

Emulsioned ceiling with sunken chrome spot lights, smoke alarm, emulsioned walls, PVCu double glazed window overlooking the rear of the property, PVCu double glazed frosted door leading to the side of the property, radiator, skirting a vinyl flooring. A range of base units in a shaker style grey with complementary roll top work surface. Space for freestanding fridge/freezer, freestanding washing machine and tumble dryer. Integrated electric oven with four ring electric hob. Inset stainless steel sink with chrome mixer tap. Wall mounted gas combination boiler.

FIRST FLOOR LANDING

Via stairs with fitted carpet and hand rail. Emulsioned ceiling, access to loft, emulsioned walls, PVCu double glazed window overlooking the side of the property, skirting and fitted carpet. Doors leading to three bedrooms.

BEDROOM 1 (13' 0" x 10' 0") or (3.95m x 3.06m)

Emulsioned ceiling, pendant light, emulsioned walls, two built in storage cupboard, large PVCu double glazed window overlooking the front of the property, radiator, skirting and fitted carpet.

BEDROOM 2 (10' 2" max x 7' 11" max) or (3.10m max x 2.41m max)

Emulsioned ceiling, pendant light, emulsioned walls, large PVCu double glazed window overlooking the rear, radiator, skirting and fitted carpet.



BEDROOM 3 (8' 2" x 7' 1") or (2.49m x 2.15m)

Emulsioned ceiling, centre spot lights, emulsioned walls, PVCu double glazed window overlooking the rear, radiator, skirting and fitted carpet.

OUTSIDE

Enclosed and private rear garden laid to lawn. Hardstanding space to the side of the property. Outside power socket.

Off road parking for three vehicles to the front of the property. Area of laid lawn with mature shrubs. Two steps leading to the front door. Outside power socket. Outside tap.


GARAGE

Traditional up and over door. Power and lighting. Courtesy door to the side.

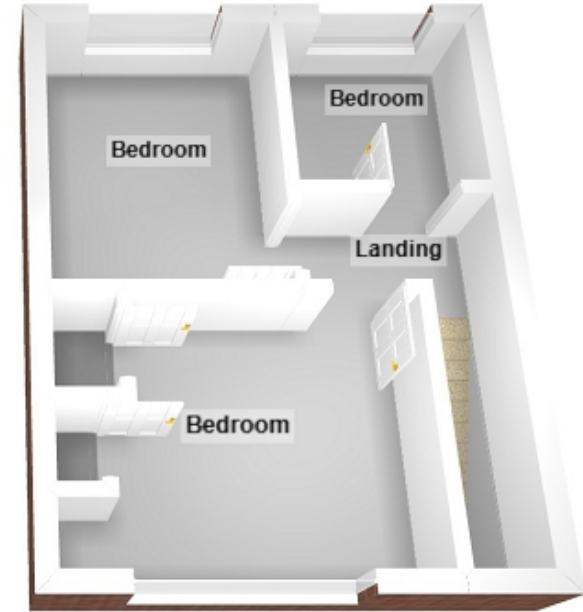


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(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.



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.



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