



Heol Pentyla, Sarn, Bridgend County. CF32
9NF

£250,000

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Beautifully presented three bedroom semi detached house comprising entrance hall, lounge, kitchen/ dining/living, downstairs shower room, utility, first floor bathroom and generous sized enclosed rear garden with workspace and covered entertaining area. Viewing recommended.

£250,000 - Freehold

- Three bedroom semi detached house
- Kitchen/dining/living
- Lounge and utility room
- Ground floor shower room and first floor bathroom
- Generous sized rear garden
- EPC - D / Council tax - C



DESCRIPTION

Introducing this well presented three bedroom semi detached house comprising entrance hall, lounge, kitchen/dining/living, downstairs shower room, utility, first floor bathroom and generous sized enclosed rear garden. Viewing recommended.

Located within the area of Sarn, approximately 3 miles outside Bridgend town centre and ideally positioned for access to the M4 at Junction 36 as well as McArthur Glen retail village. Sarn has numerous retail and food outlets as well as a doctors surgery and primary schools close by in Tondy, Bryncethin and Brynmenyn . There is a comprehensive school within walking distance at Ynysawdre. There is also a local train station giving access to the mainline rail network at Bridgend.

Key Features

FREEHOLD

Extended to provide downstairs shower room and utility

Garden room ideal for work space

Covered garden entertaining area

Good off road parking

WELL PRESENTED THROUGHOUT

ENTRANCE

Via part frosted glazed composite front door into the entrance hall.

ENTRANCE HALL

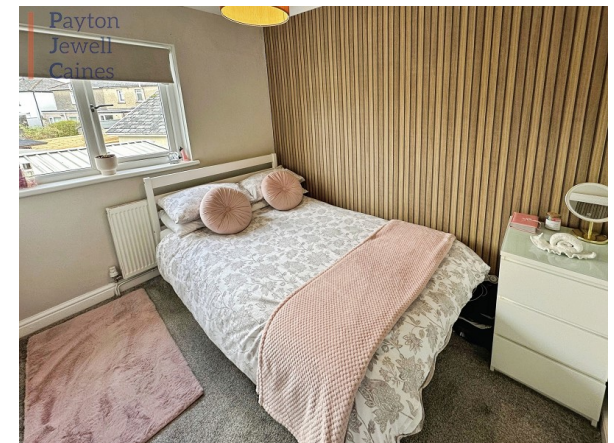
Emulsioned ceiling and walls, skirting, ceramic tiled flooring, wall mounted storage cupboard housing the electric fuse box and door through to the lounge.

LOUNGE (18' 1" x 10' 10") or (5.50m x 3.30m)

Benefiting from dual aspect natural light via PVCu double glazed windows both with fitted venetian blinds to the front and to the rear and finished with emulsioned and coved ceiling, light fittings to remain, emulsioned walls, feature papered chimney breast, skirting and Herringbone style LVT flooring. Feature fireplace with electric wood effect fire with marble mantle and door through to the open plan kitchen/living/dining room.

KITCHEN/LIVING/DINING (17' 9" x 13' 9" max) or (5.40m x 4.20m max)

Dual aspect natural light via PVCu double glazed windows to the front and to the rear both with fitted venetian blinds. The living/dining space is finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and ceramic tiled flooring. Wall mounted vertical contemporary radiator, recess wood burning stove with feature oak mantle. The kitchen area is finished with emulsioned ceiling with recessed LED spot light and feature spot lights over the breakfast bar, emulsioned walls and a continuation of the ceramic tiled flooring. The kitchen is arranged with low level and wall mounted handle free units with a complementary roll top work surface housing an inset one and half basin sink with mixer tap and drainer, integrated waist height electric oven, fridge, freezer, dishwasher and wine fridge and integrated induction hob with built in extractor to the peninsula breakfast bar. Door to the inner hallway.



INNER HALLWAY

PVCu frosted glazed door leading to the front with a side PVCu window with a fitted roller blind and part glazed PVCu door leading out to the rear patio area. Finished with central light fitting, emulsioned and coved ceiling, emulsioned walls with half height feature ceramic tiles and ceramic tiled flooring. Doorway through to the shower room.

SHOWER ROOM

PVCu clad ceiling with recessed LED spot lights, full height ceramic tiles to the wall and to the floor. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and vanity unit below and large walk in shower cubicle with concertina glazed door housing a plumbed shower with hand attachment and rainwater head and feature tiles to the splash backs. Wall mounted LED bathroom cabinet and extractor fan and heated towel rail.

UTILITY

PVCu double glazed window to the side with a fitted roller blind, central spot lights, emulsioned and coved ceiling, full height ceramic tiles to the wall and to the floor, roll top work surface with inset sink with swan neck tap and drainer. Floor mounted kitchen units, plumbing for automatic washing machine, space for tumble and archway through to additional storage area with radiator and wall mounted coat hooks.

LANDING

Via stairs with central carpet runner. PVCu double glazed window with a fitted roller blind to the rear, emulsioned ceiling and walls, skirting and fitted carpet. Doors leading to three bedrooms and family bathroom.

FAMILY BATHROOM

Two frosted PVCu double glazed windows to the rear, finished with emulsioned and skimmed ceiling with recessed LED spot lights, ceramic tiles to the wall with one feature tiled wall. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and vanity unit below and corner bath with chrome mixer tap and shower attachment. Fitted storage cupboard housing a wall mounted Viessmann gas fired combination boiler and wall mounted radiator and towel rail. Feature recess shelving to the bath and behind the w.c.

BEDROOM 1 (11' 10" x 11' 0") or (3.60m x 3.35m)

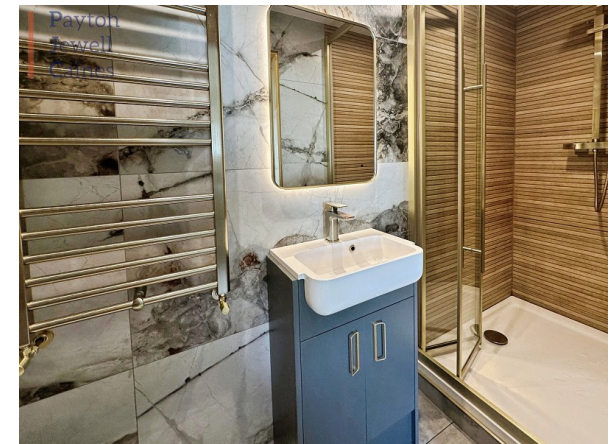
Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with coved ceiling, emulsioned walls, skirting and fitted carpet. Fitted storage cupboard.

BEDROOM 2 (12' 8" x 8' 8") or (3.85m x 2.65m)

Overlooking the front via two PVCu double glazed windows both with fitted venetian blinds and finished with emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet. Fitted wardrobes with wooden louvre doors and additional storage with hanging rail above the stairs.

BEDROOM 3 (9' 0" x 7' 7") or (2.75m x 2.30m)

Access to loft storage, emulsioned and coved ceiling, emulsioned walls with one feature papered wall, skirting and fitted carpet. PVCu double glazed window overlooking the rear with fitted roller blind and fitted storage cupboard.



OUTSIDE

The rear garden has a generous area of patio leading up to an enclosed area laid to patio and artificial grass leading to an external covered area used for home entertainment and bar. Brick built storage which has recently been converted to a home office and work room and gated access to additional storage.

NOTE

All light fittings and blinds to remain.

Architect drawing plans and structural engineers report for a loft conversion with en suite to be given to the buyer.



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		82
(69-80) C		
(55-68) D	67	
(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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