



## Sarn Hill, Bridgend

£125,000

- Council Tax Band - B
- Ideal Investment or FTB
- Front and Rear Garden
- Close Proximity to M4
- No Chain
- EPC Rating: E



3 2 1



## About the property

An ideal investment or first time buy! A three bedroom end of terraced property offered for sale with no on going chain. The property is within close proximity to local schools, shops and the M4 corridor. Internally the property comprises entrance hall, lounge kitchen and bathroom to the ground floor. To the first floor are three bedrooms plus wc. To the front of the property is a garden with side access leading to enclosed rear garden that is mostly laid to lawn. Viewing is highly recommended - to book your appointment please call Peter Alan Bridgend on 01656 657201 or book your appointments online 24/7 at [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Lounge

11' 9" x 16' 9" ( 3.58m x 5.11m )

### Kitchen

9' 6" MAX x 14' 1" MAX ( 2.90m MAX x 4.29m MAX )

### Bedroom One

10' 3" MAX x 17' 1" MAX ( 3.12m MAX x 5.21m MAX )



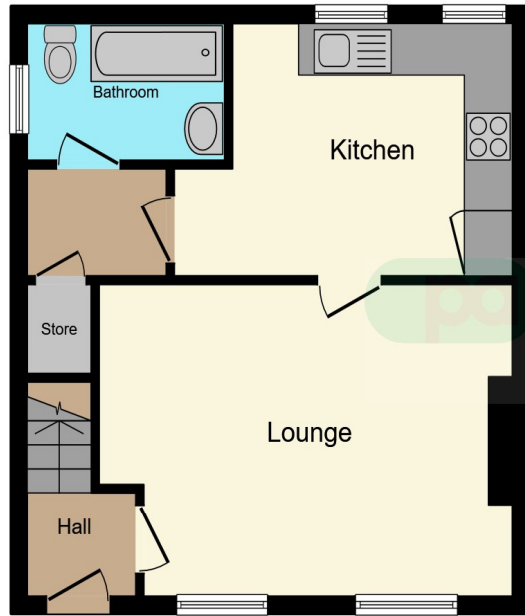
### Bedroom Two

10' 5" MAX x 11' 5" MAX ( 3.17m MAX x 3.48m MAX )

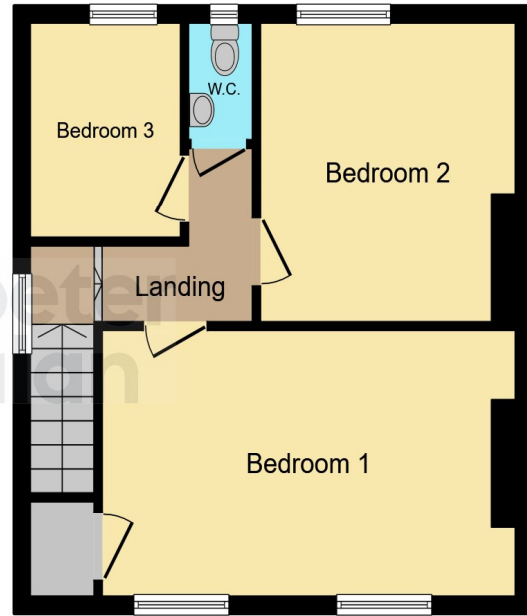
### Bedroom Three

6' 1" x 8' 4" ( 1.85m x 2.54m )

## Floorplan



**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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