



## Heol Bryncethin, £220,000

- Three bedroom semi-detached
- Garage and Driveway
- Ensuite to Master
- Council Tax Band - D
- Viewing recommended
- EPC Rating: Awaiting



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## About the property

Located in the sought after location of Sarn is this PERFECT First Time Buyer property! Situated close to all local amenities and within close proximity to the M4 corridor and the Mc Arthur Glen Outlet, this property isn't to be missed!!! Internally the property comprises entrance hall, downstairs cloakroom, lounge and kitchen. To the first floor there is a master with ensuite, two bedrooms and family bathroom. To the rear of the property is a generous sized garden with patio area and the rest laid to artificial lawn. To the side of the property is a driveway for off street parking and a garage along with side entrance to garden. Viewings are highly recommended for this property. To book call 01656657201 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).



## Accommodation

### Entrance Hall

Enter via uPVC door. Access to downstairs cloakroom and lounge. Laminate flooring.

### Cloakroom

Fitted with two piece suite comprising wash hand basin and wc. uPVC double glazed window.

### Lounge

17' 6" x 15' 1" ( 5.33m x 4.60m )  
Laminate flooring. uPVC double glazed square bay window. Stairs to first floor. Access to kitchen.

### Kitchen

8' 10" x 14' 10" ( 2.69m x 4.52m )  
Fitted with matching wall and base units with worktop space over. Insert stainless steel with mixer tap. Integrated oven/hob. Space for washing machine/dryer and fridge/freezer. Storage cupboard. Spotlights. uPVC double glazed windows and doors to garden. Tiles.

### Landing

Access to bedrooms and bathroom. Fitted carpet. uPVC double glazed window.

### Master

Fitted carpet. uPVC double glazed window. Fitted wardrobe.

### Bedroom Two

8' 5" x 10' 2" ( 2.57m x 3.10m )  
Laminate flooring. uPVC double glazed window.

### Bedroom Three

8' 5" x 10' 2" ( 2.57m x 3.10m )  
Fitted carpet. uPVC double glazed window.

### Bathroom

Fitted with three piece comprising bath with shower over, wash hand basin and wc. uPVC double glazed window. Tiles.

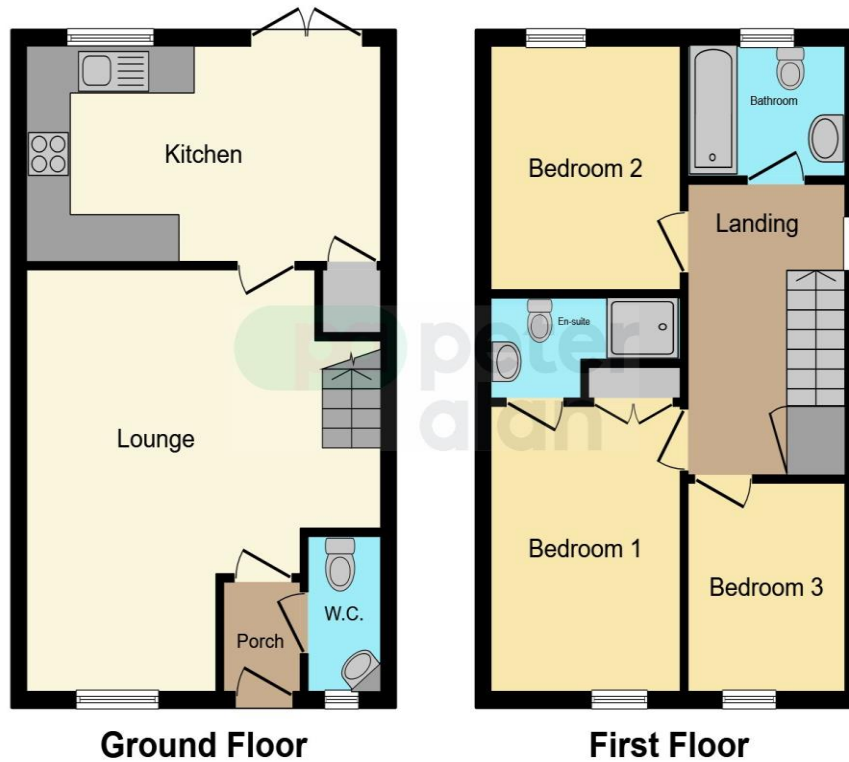
### Rear Garden

Open area sized for an area with stone slabs and the

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## Floorplan



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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