



Rectory Close, £270,000

- Four Bedroom Detached Family Home
- No ongoing chain
- Integral garage with driveway
- Council Tax Band E
- Quiet Cul-de-sac location
- EPC Rating: C



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About the property

Nestled in a quiet cul-de-sac in the desirable area of Sarn, this well-maintained four-bedroom detached home is perfect for modern family living. Benefiting from an integral garage and off-road parking via a private driveway, this property offers both convenience and comfort.

The ground floor features a spacious lounge, ideal for relaxing or entertaining, a well-appointed kitchen diner to the rear with views of the garden, and a separate utility room. A downstairs cloakroom adds to the practicality of this lovely home.

Upstairs, four generously sized bedrooms provide ample space for the whole family. The home is tastefully presented throughout, ready for you to move straight in.

Situated close to the M4 motorway, MacArthur Glen Designer Outlet, and Bridgend's Princess of Wales Hospital, this property combines peaceful living with excellent transport links and local amenities.



Accommodation

Entrance Porch

Living Room

22' 5" max into bay x 12' 2" max (6.83m max into bay x 3.71m max)

Kitchen/Diner

20' 1" max x 12' 7" max (6.12m max x 3.84m max)

Cloakroom

Utility Room

7' 9" x 6' 6" (2.36m x 1.98m)

Integral Garage

17' 1" x 7' 9" (5.21m x 2.36m)

First Floor

Landing

Bedroom One

14' 2" x 8' 8" (4.32m x 2.64m)

Bedroom Two

14' 2" x 8' 7" (4.32m x 2.62m)

Bedroom Three

11' 5" x 11' 5" (3.48m x 3.48m)

Bedroom Four

12' 7" x 8' 7" (3.84m x 2.62m)

Bathroom

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Floorplan



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