



Heol Ton, £180,000

- Semi Detached
- Three Bedrooms
- Easy Access to M4
- Council Tax Band C
- Ideal First Purchase or Family Home
- EPC Rating: Awaited



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About the property

We are delighted to present this three-bedroom semi-detached home, ideally located in the popular village of Sarn, Bridgend.

The ground floor offers a spacious lounge/diner, a well-appointed kitchen, and the added benefit of a modern wet room. Upstairs, you will find three good-sized bedrooms along with a family bathroom.

Externally, the property boasts off-road parking to the front and an enclosed rear garden, providing a private and secure space for outdoor enjoyment.

Situated close to local amenities, schools, and excellent transport links, this property makes an ideal choice for families, first-time buyers, or those looking to commute.



Accommodation

Ground Floor

Entrance Hall

Lounge/ Dining Area

23' 10" x 12' 5" Max (7.26m x 3.78m Max)

Kitchen

11' 9" Max x 13' 1" Max (3.58m Max x 3.99m Max)

Utility

3' 5" x 6' 2" (1.04m x 1.88m)

Wet Room

First Floor

Landing

Bedroom One

12' 3" Max x 11' 10" Max (3.73m Max x 3.61m Max)

Bedroom Two

11' 2" Max x 11' 2" Max (3.40m Max x 3.40m Max)

Bedroom Three

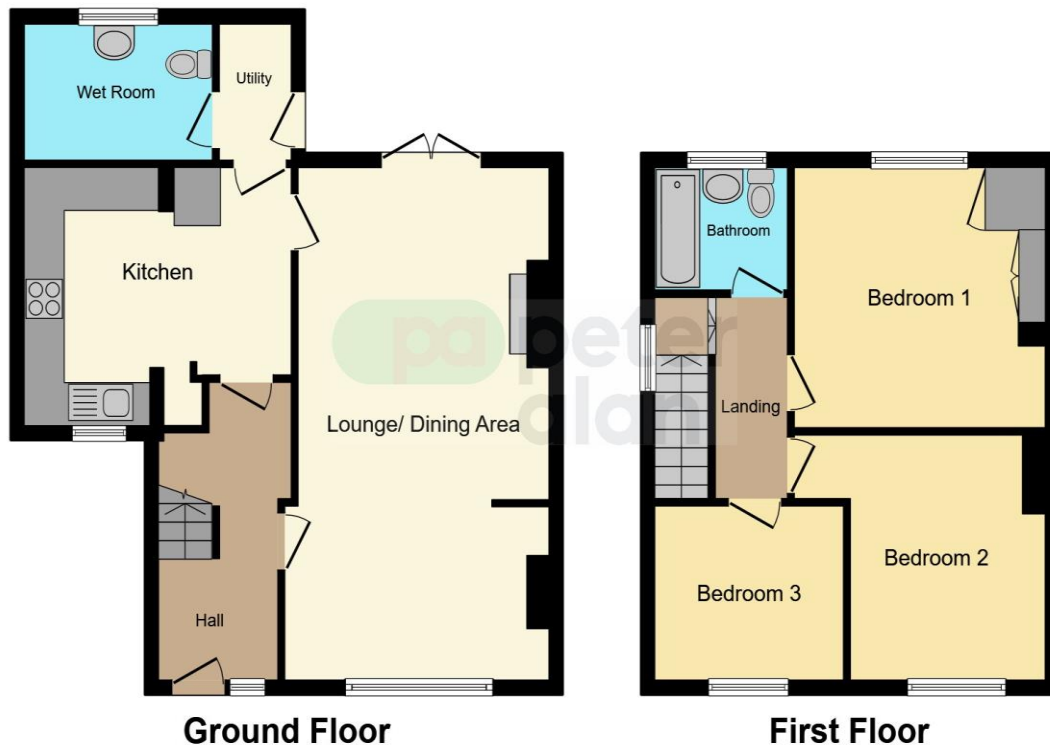
7' 9" x 9' 3" (2.36m x 2.82m)

Bathroom

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Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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