



**Spacious two double bedroom detached bungalow**

**Lounge/dining room**

**Driveway parking**

**Built around 1990**

**Modern shower room**

**Energy rating - Band D**



**66 Highfield Place Sarn Bridgend CF32 9RN**  
**£189,995**

**Tenure**

We have been advised by the vendor that this property is Freehold

Council tax band as detailed on the Directgov website - D

**Ground Floor**

The property is entered via a conservatory which has been an addition at the side of the bungalow. The conservatory is 18' in length and offers a great, versatile space with a door leading onto the rear garden. By doing this, rear garden access is not needed through one of the bedrooms, which is often the way in traditional bungalows. The entrance hall has doors leading to all rooms. The first door is the fitted kitchen, filled with base, wall and drawer units. The lounge/dining room is a generous area which offers a bay window to the front. There are two double bedrooms and a modern shower room.

**Outside**

The property is approached by a driveway allowing off road parking. The rear garden has a patio area leading from the conservatory. The generous well stocked garden is tiered with multiple areas.

**Comment**

This two double bedroom detached bungalow lies on a generous plot in a highly regarded area within Sarn. The property is ideal for those looking for single level living and benefits from an 18' conservatory to the side, allowing a versatile reception area with access to the rear garden. There is a spacious lounge/dining room, fitted kitchen, two double bedrooms and a modern shower room. Outside, there is driveway parking to the front and a generous tiered rear garden. Sarn has excellent transport links and is within walking distance of McArthur Glen shopping outlet and Sainsburys.

**Mortgage**

For advice on mortgages please call Rebecca at Porters Mortgage Services on 01656 766666. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE Porters Limited is an Appointed Representative of Mortgage Next Network Limited, which is authorised and regulated by the Financial Conduct Authority under reference 300866 in respect of mortgage, insurance and consumer credit mediation activities only.





**MONEY LAUNDERING REGULATIONS 2003**

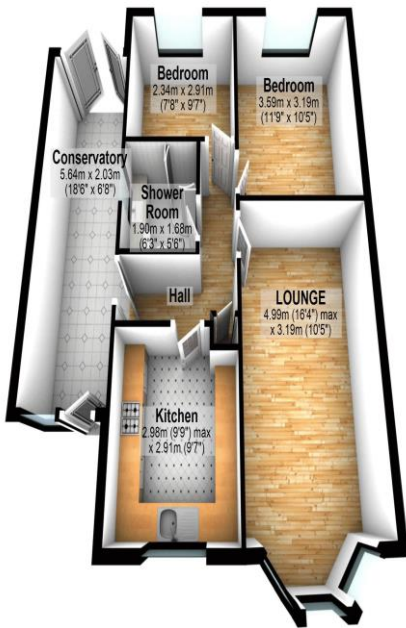
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

# FLOORPLANS & ENERGY PERFORMANCE CERTIFICATE

Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors/windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser, the services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

## Energy performance certificate (EPC)

66 HIGHFIELD PLACE SARN BRIDGEND CF32 3RN	Energy rating <b>D</b>
Valid until 17 January 2031	Certificate number 5819-9029-1100-0578-0296

<b>Property type</b>	Detached bungalow
<b>Total floor area</b>	54 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.