

HUNTERS[®]

HERE TO GET *you* THERE



Heol Bryncethin

Sarn, Bridgend, CF32 9GG

£950 Per Month

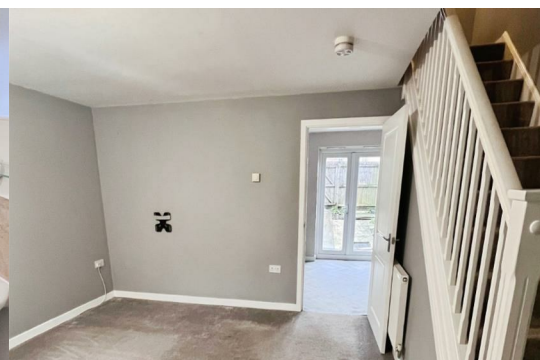
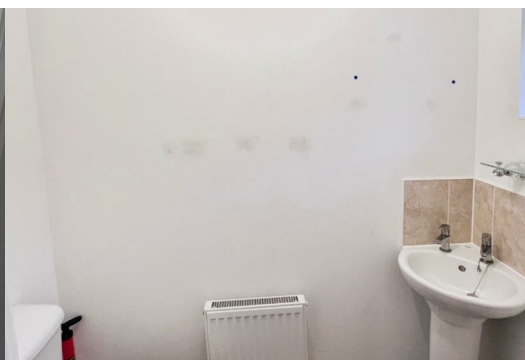
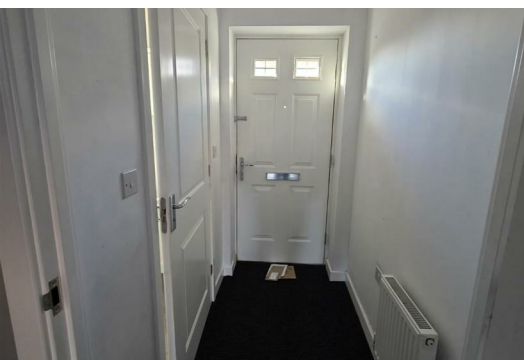


This modern 3-bedroom terraced house is available **to let** in the Sarn area of Bridgend, offering practical living in a convenient location.

On the ground floor, the property includes a cloakroom, a lounge and a separate kitchen/dining area, providing defined spaces for relaxing and everyday living. Upstairs are three bedrooms and a family bathroom. Outside, there is an enclosed rear garden along with two allocated parking spaces.

Heol Bryncethin sits within easy reach of local amenities in Sarn and nearby Bryncethin, where you'll find everyday shopping facilities and services. The popular McArthurGlen Designer Outlet and additional retail options at Junction 36 of the M4 are a short drive away, ideal for both shopping and dining.

Families will appreciate the access to local schools in the wider Bridgend area, as well as nearby parks and green spaces such as Bryncethin playing fields and the open countryside towards the Valleys.



General

Conveniently located off junction 36 of the M4 in South Wales. Just a 20-30 min drive can get you to Cardiff or Swansea, Coast or Countryside. With mainline train station and bus routes close by.

Bryncethin is a village to the North of Bridgend in Bridgend County Borough. The area has a population of 10,000. The local area boasts many facilities and amenities including: Primary Schools, Comprehensive School, Doctors Surgery, Bus routes, variety of shops, takeaways, pubs, along with a variety of shops centrally and on the outskirts at the many retail parks.

Close to Bridgend Town with further facilities and amenities including: Mainline Train Station and bus routes, restaurants, pubs, swimming pool and leisure facilities, along with a variety of shops.

Hallway

entered through composite front door with glass panel, with ceramic tiled flooring, skimmed walls and ceilings with central lighting, stairs to first floor, radiator, doors to:

Cloakroom

with skimmed walls and ceilings with central lighting, 2 piece suite wc and hand wash basin, radiator, window to front.

Lounge 15'10" x 15'0" (at widest) (4.83m x 4.57m (at widest))

Kitchen Dining 15'0" x 8'3" (4.57m x 2.51m)

Landing

Bedroom 1 13'4" x 8'7" (4.06m x 2.62m)

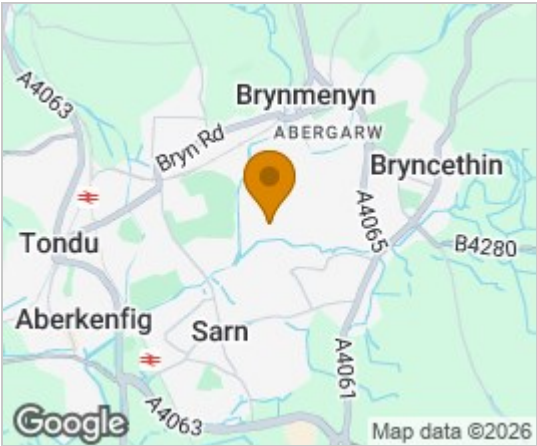
Bedroom 2 10'9" x 8'7" (3.28m x 2.62m)

Bedroom 3 12'4" x 6'8" (3.76m x 2.03m)

Bathroom

Garden

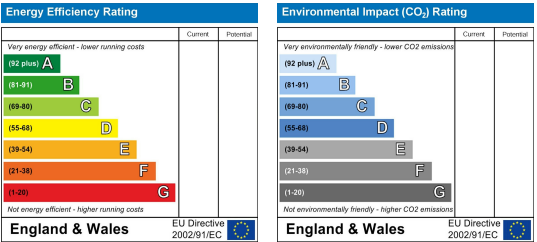
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.