

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

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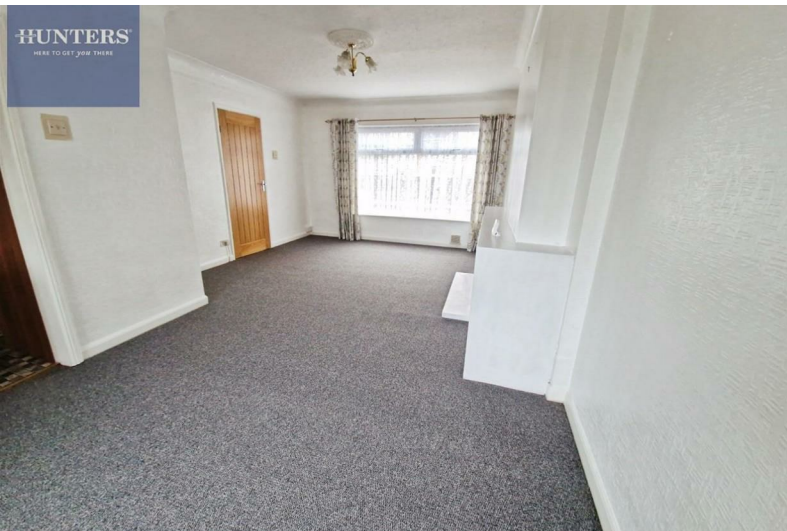
## Vale View

Sarn, Bridgend, CF32 9RY

Offers Over £219,000



Council Tax: D



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## General

Sarn is a charming village located in Bridgend County, Wales, situated near the coast and surrounded by stunning countryside. The village offers a peaceful and scenic setting, making it an ideal place for those seeking a relaxed and idyllic lifestyle.

One of the key benefits of living in Sarn is its excellent transport links. The village is well connected to nearby towns and cities such as Bridgend, Cardiff, and Swansea via the M4 motorway, making commuting to work or travelling for leisure convenient. There are also regular bus services serving the village, providing easy access to surrounding areas.

Sarn boasts a range of local amenities, including shops, supermarkets, restaurants, and cafes, ensuring residents have everything they need right on their doorstep. The village also has a strong sense of community, with various local events and activities taking place throughout the year.

For those who enjoy the outdoors, Sarn offers plenty of opportunities to explore the surrounding beauty spots. The nearby coast offers beautiful beaches and coastal walks, while the rolling hills and valleys provide a picturesque backdrop for hiking and cycling.

Families living in Sarn will benefit from a selection of schools in the area, providing quality education for children of all ages. Additionally, there are various leisure facilities and parks in the vicinity, perfect for family days out.

In terms of socializing, Sarn has a number of welcoming pubs and bars where residents can relax and enjoy a drink with friends. The village also has a strong sense of Welsh heritage, with traditional events and festivals celebrating the local culture.

## Hallway

with carpets, papered walls and textured ceiling which is covered with central light fittings, front door & window, stairs to first floor, radiator, doors to:

## Lounge

21'5" x 12'11" (at widest) (6.53m x 3.94m (at widest))

with carpets, papered walls and ceiling which are covered with central lighting, window to front and to rear, radiator.

## Kitchen

13'3" x 10'5" (4.04m x 3.18m)

with vinyl flooring, tiled walls and smooth ceiling with central lighting. Selection of base and wall units dark oak with granite effect worktops, integral appliances including with electric oven and grill. hob and hood, sink & drainer, window to rear, under stair storage.

## Rear Hall

with tiled flooring, wood panel and papered walls and ceiling which is covered with central light fittings, radiator, doors to front and rear, shower room and rear reception:

## Utility

Tiled flooring and walls and skimmed ceiling with central lighting, window to front, plumbing for washing machine.

### Shower Room

7'7" x 5'2" (2.31m x 1.57m)

with tiled flooring, papered walls and textured ceiling which is covered with central lighting, 2 piece suite sink and wc, separate walk in shower cubicle with half screens and electric shower, radiator, window to rear.

### Reception Room

19'4" x 13'8" (at widest) (5.89m x 4.17m (at widest))

Found at rear with carpets, papered walls and textured ceiling which are covered with central lighting, radiator, patio doors and window to rear.

### Landing

with carpets, papered walls and ceiling which is covered with central lighting, wood banister, attic access and doors to:

### Bedroom 1

13'3" x 9'10" (4.04m x 3.00m )

with carpets, papered walls and ceiling with coving and central lighting, window to rear, radiator, airing cupboard.

### Bedroom 2

11'3" x 9'7" (3.43m x 2.92m )

with carpets, papered walls and ceiling with coving and central lighting, window to front, radiator, built in wardrobes with sliding doors.

### Bedroom 3

9'10" x 7'7" (3.00m x 2.31m )

with carpets, papered walls and ceiling with coving and central lighting, window to rear.

### Bathroom

8'9" x 8'0" (at widest) (2.67m x 2.44m (at widest))

with tiled flooring and walls, papered ceilings with central lighting, 3 piece suite sink and wc and bath, with electric shower, window to front.

### Gardens

Enclosed West facing rear garden which is patio slabbed with multiple raised borders with mature trees and bushes, rear workshop off back of the house with power and lighting.



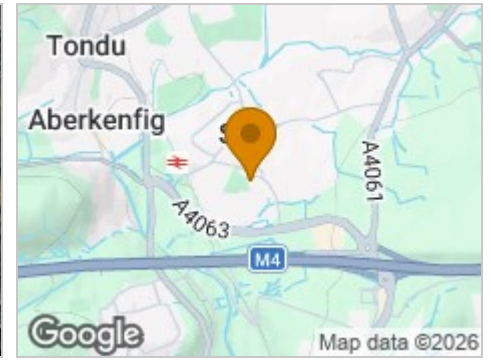
## Road Map



## Hybrid Map



## Terrain Map



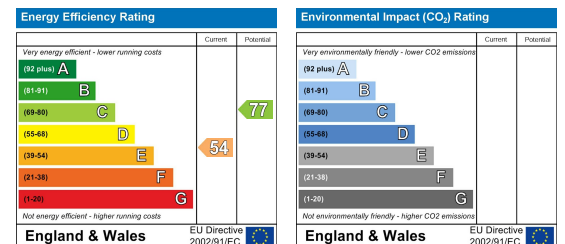
## Floor Plan



## Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

## 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.