



19 Heol Bryncethin, Sarn

£255,000 Freehold

Semi-Detached Town House, Ideal Family Home • Offered With No Ongoing Chain • Four Bedrooms • Spacious Open Plan Lounge/Kitchen/Family Room • Cloakroom/Utility, Family Bathroom & En-Suite To Primary Bedroom • Front Garden Over Looking Communal Greenery & Rear Garden • Two Allocated Parking Spaces To Rear Of Property • Walking Distance To McArthur Glen Designer Outlet, Halo Leisure Centre, Sarn Railway Station, Local Shops, Schools & Amenities • Offering Convenient Access Via Junction 36 Of The M4 & Bridgend Town Centre • Viewing's Are Highly Recommended, Call Our Team Today

DanielMatthew
ESTATE AGENTS



Four bed semi-detached townhouse with no chain, open plan living, en-suite to main bedroom, gardens, two parking spaces, near Sarn station, shops, schools and M4. Move-in ready.

Council Tax band: D

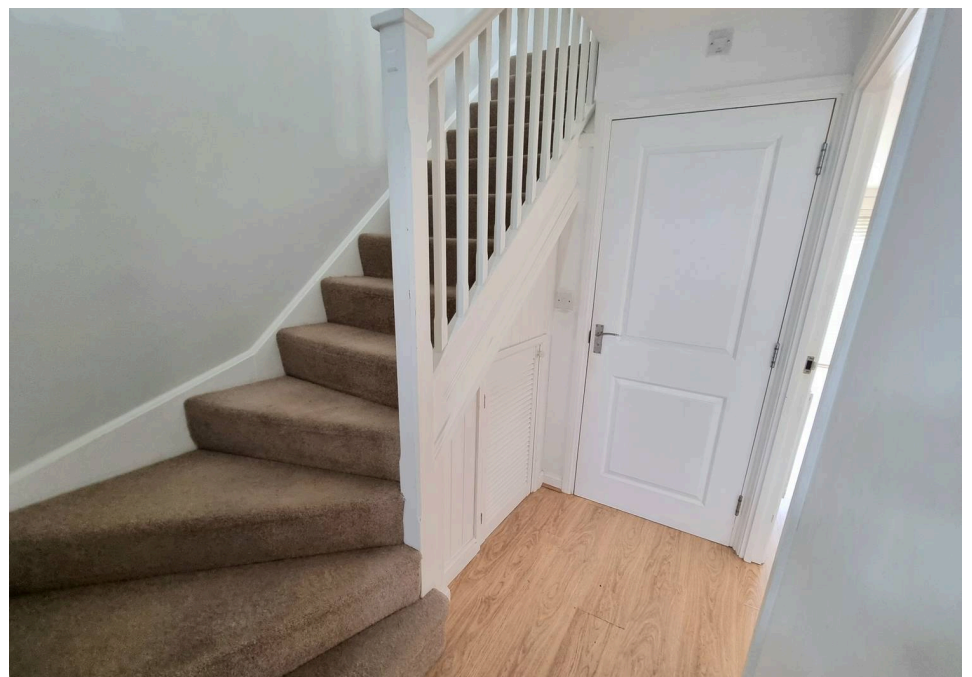
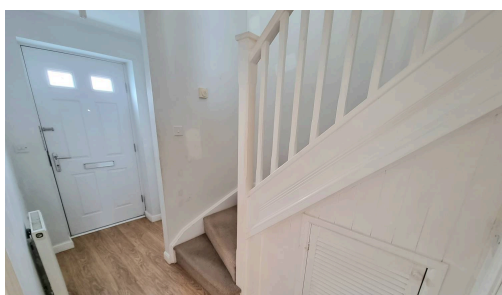
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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- › Offered With No Ongoing Chain
- › Four Bedrooms
- › Spacious Open Plan Lounge/Kitchen/Family Room
- › Cloakroom/Utility, Family Bathroom & En-Suite To Primary Bedroom
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- › Walking Distance To McArthur Glen Designer Outlet, Halo Leisure Centre, Sarn Railway





Hallway

Enter via Composite door leading into entrance hallway, plastered ceiling, plastered walls, laminate flooring, radiator, staircase with fitted carpet leading to first floor, understairs storage, storage cupboard housing combi boiler and electric consumer unit, doors leading into:-

Cloakroom/Utility

6' 4" x 4' 6" (1.94m x 1.36m)

Plastered ceiling with extractor fan, plastered walls, laminate flooring, wooden worksurface offering plumbing for washing machine and space for tumble dryer, two piece suite comprising low level WC and pedestal wash hand basin with tiled splashback, radiator.

Open Plan Lounge/Diner/Kitchen

16' 3" x 15' 6" (4.95m x 4.72m)

UPVC double glazed French doors with side panels leading to enclosed rear garden, plastered ceiling, plastered walls with one featured papered wall, laminate flooring, two radiators.

Kitchen

9' 4" x 8' 10" (2.84m x 2.69m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, laminate flooring, a range of matching wall and base units with complimentary worksurfaces offering ample storage and plenty of workspace, stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob, extractor fan and tiled splashback, space for fridge/freezer, plumbing for dishwasher open plan to Lounge/Diner.



Landing

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, fitted carpet, staircase leading to second floor, radiator, doors leading into all first floor rooms.

Bedroom Two

11' 3" x 8' 6" (3.43m x 2.60m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, fitted carpet, radiator.

Bedroom Three

8' 10" x 8' 4" (2.69m x 2.54m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, fitted carpet, radiator.

Family Bathroom

7' 11" x 5' 9" (2.42m x 1.76m)

Plastered ceiling with extractor fan, plastered walls, vinyl flooring, panelled splashback, three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap and shower attachment, radiator.

Bedroom Four

10' 2" x 6' 8" (3.09m x 2.04m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, fitted carpet, radiator.

Second Landing

Plastered ceiling, plastered walls, fitted carpet, storage cupboard, door leading into primary bedroom.

Bedroom One

19' 6" x 11' 9" (5.95m x 3.57m)

UPVC double glazed window to front aspect Velux window to rear aspect, plastered ceiling, plastered walls, fitted carpet, two radiators, door leading into En-Suite.

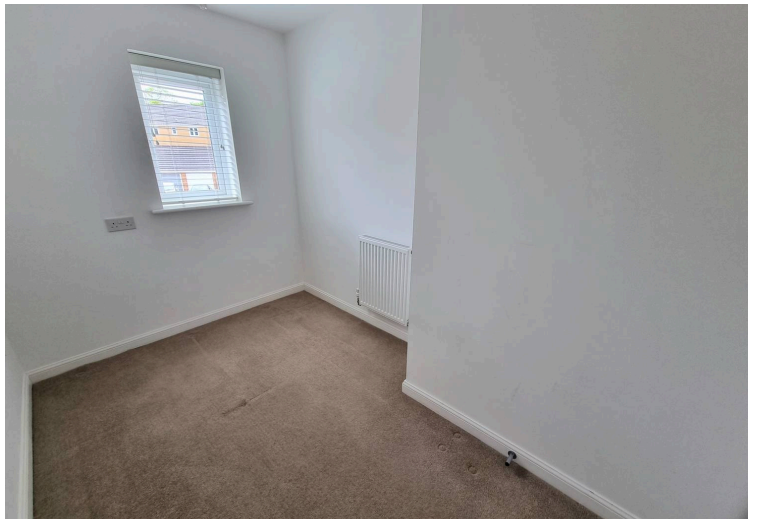
En-Suite

5' 10" x 4' 9" (1.79m x 1.44m)

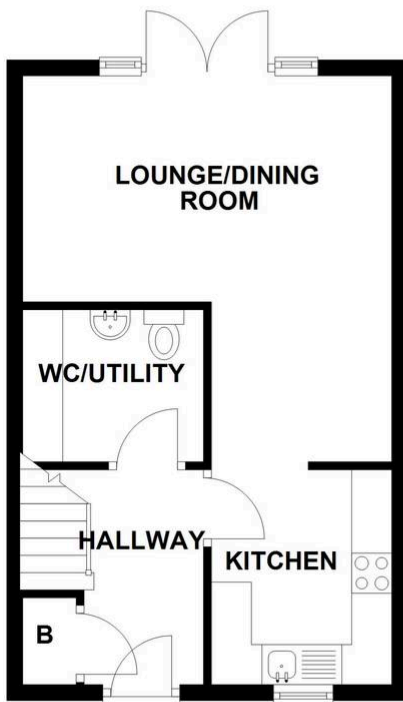
Velux window to rear aspect, plastered ceiling with extractor fan, plastered walls, vinyl flooring, panelled



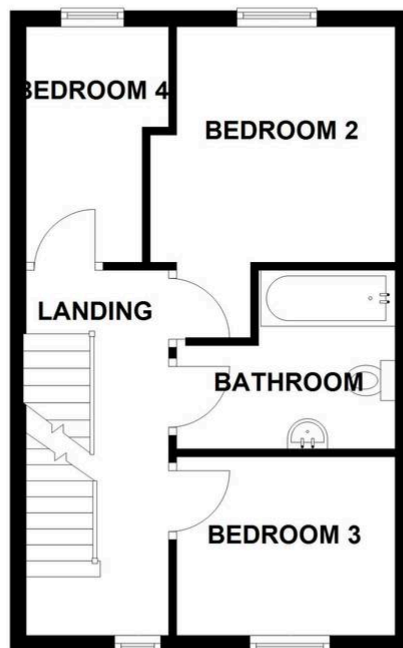




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

