

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Clos Tyn Y Coed

Sarn, Bridgend, CF32 9NQ

Offers Over £200,000



Council Tax: C



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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

entered through composite front door with glass panel, with laminate flooring, skimmed walls and ceiling which is covered with central lighting, radiator, doors to:

## Cloakroom

with laminate flooring, tiled walls and skimmed ceiling with central lighting, 2 piece suite wc and hand wash basin, radiator, window to front.

## Lounge

15'8" x 14'11" x (at widest) (4.78m x 4.55m x (at widest) )

with laminate flooring, smooth walls and ceiling which is covered with central lighting, stairs to first floor, radiator.

## Kitchen

14'11" x 8'7" (4.55m x 2.62m)

with laminate flooring, skimmed walls and ceiling which is covered, two central light fittings, radiator, selection of base and wall units in gloss white with dark oak effect worktops, upvc window and French doors to rear, under stair storage.

## Landing

with carpets, skimmed walls and ceiling which is covered with central lighting, wood bannister and spindles, attic access, window to side, doors to:

### Bedroom 1

13'4" x 8'6" (4.06m x 2.59m )

with carpets, skimmed walls and ceiling whihc is covered with central lighting, window to front, radiator.

### Bedroom 2

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

with carpets, skimmed walls and ceiling whihc is covered with central lighting, window to rear, radiator.

### Bedroom 3

10'5" x 6'2" (3.18m x 1.88m)

with carpets, skimmed walls and ceilings with central lighting, window to front, radiator, stoage over stairwell.

### Bathroom

6'2" x 5'7" (1.88m x 1.70m)

with tiled flooring and walls, skimmed ceiling with central lighting, 3 piece suite wc, sink built into vanity and bath with thermostatic shower attachment and glass screen, chrome towel radiator, window to rear.

### Gardens

Open front garden with tarmac driveway extending to side, small decorative chip area to front with steps

to doors.

Enclosed rear garden with decked area against the house, step to raised patio area and further steps up to rear lawn and additional seating area, side gated access to front. Purpose built outbuilding / shed with power and lighting, side door.



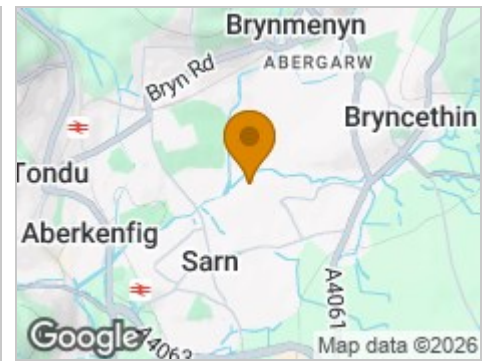
## Road Map



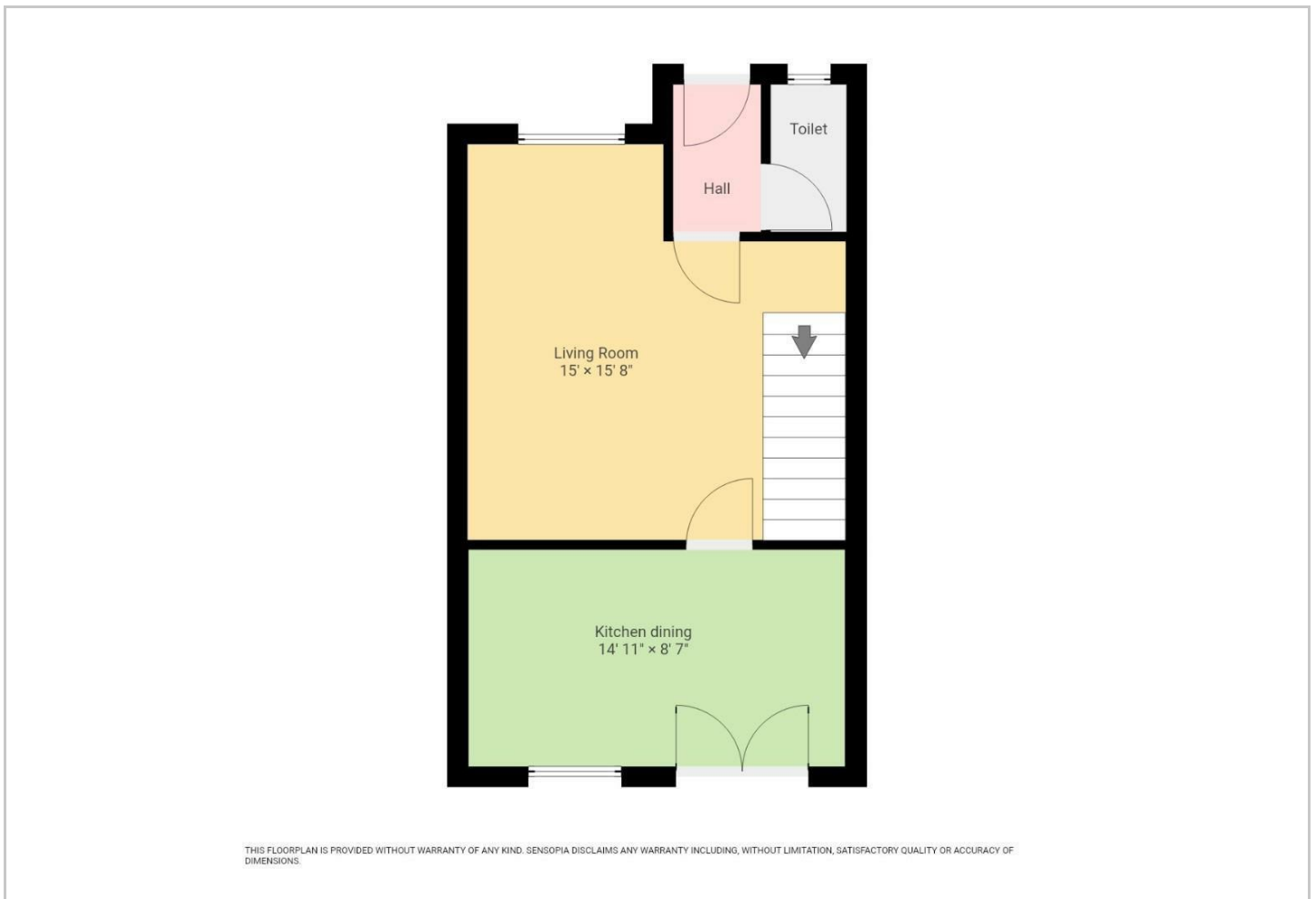
## Hybrid Map



## Terrain Map



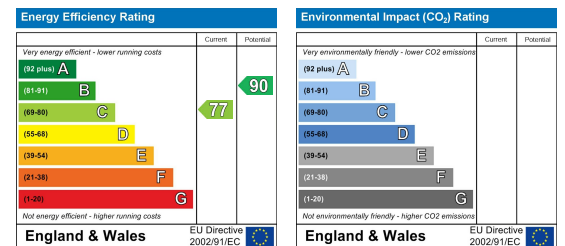
## Floor Plan



## 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.