



73b Clos Tyn Y Coed, Sarn

Bridgend

£170,000



73b Clos Tyn Y Coed

Sarn, Bridgend

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- An immaculately presented two double bedroom semi detached property
- Available to purchase with no ongoing chain
- Situated in a popular residential development
- Large open plan lounge/diner
- Modern fitted kitchen and bathroom
- Impressive landscaped rear garden with side gate access
- Two allocated car parking spaces to the front of the property
- Within walking distance to local amenities including shops, recreation centre, GP and dental surgeries, reputable schools and a popular cycle path





Hallway

The property is entered via a composite and glazed panel door into a light and inviting entrance hallway laid to ceramic tiled flooring. The hallway provides access to the WC, kitchen, lounge and a useful cloaks storage cupboard.

Kitchen

8' 2" x 6' 6" (2.48m x 1.98m)

The kitchen is located to the front of the property and has been fitted with a matching range of modern shaker base and wall mounted units, complimented by black laminated worktops. The kitchen offers space for one appliance, space for fridge/freezer, a continuation of the same tiled flooring as the hallway and benefits from a stainless steel sink unit positioned below the UPVC double glazed window.

Lounge/Diner

15' 0" x 13' 0" (4.56m x 3.96m)

The impressive open plan lounge/diner is located to the rear of the property and is flooded with natural light from UPVC double glazed patio doors to the rear, flanked by UPVC double glazed windows to each side. The room has a continuation of the same ceramic tiled flooring as the hallway, with a fixed carpeted staircase giving access to the first floor accommodation.

WC

The ground floor WC has been fitted with a white two piece suite comprising; low level WC and a corner pedestal wash hand basin . There is an obscure UPVC double glazed window to the front and vinyl fitted flooring.

Landing

The fitted carpet from the staircase continues through to the first floor landing. The landing provides access to both double bedrooms and shared bathroom.

Bedroom One

8' 0" x 13' 0" (2.45m x 3.96m)

Bedroom one is located to the front of the property and enjoys a continuation of the same fitted carpet



Bedroom One

8' 0" x 13' 0" (2.45m x 3.96m)

Bedroom one is located to the front of the property and enjoys a continuation of the same fitted carpet flooring as the landing, one feature wall with half height panelling and two UPVC double glazed windows to the front.

Bedroom Two

8' 3" x 13' 0" (2.52m x 3.96m)

The second bedroom to the rear of the property benefits from a continuation of the fitted carpet flooring as the landing, boasts a generous storage cupboard to one corner and a UPVC double glazed window to the rear, enjoying views over the impressive sized garden.

Bathroom

6' 5" x 6' 5" (1.96m x 1.96m)

The bathroom is conveniently positioned between both double bedrooms. It has been fitted with a contemporary white three piece suite comprising; panel bath with over bath shower head, low level WC and vanity wash hand basin. The room benefits from newly fitted vinyl flooring, marble effect Perspex wall panelling surrounding the bath and an obscure UPVC double glazed window to the side.

Rear Garden

The impressive landscaped rear garden offers a generous low maintenance space to enjoy. There is a substantial level wooden decked patio area, bordered by a small walled seating area and steps to the rear leading up to a second level wood chippings area. Beyond the wood chippings, the garden gently slopes up towards the rear boundary retaining wall and fence line.

ALLOCATED PARKING

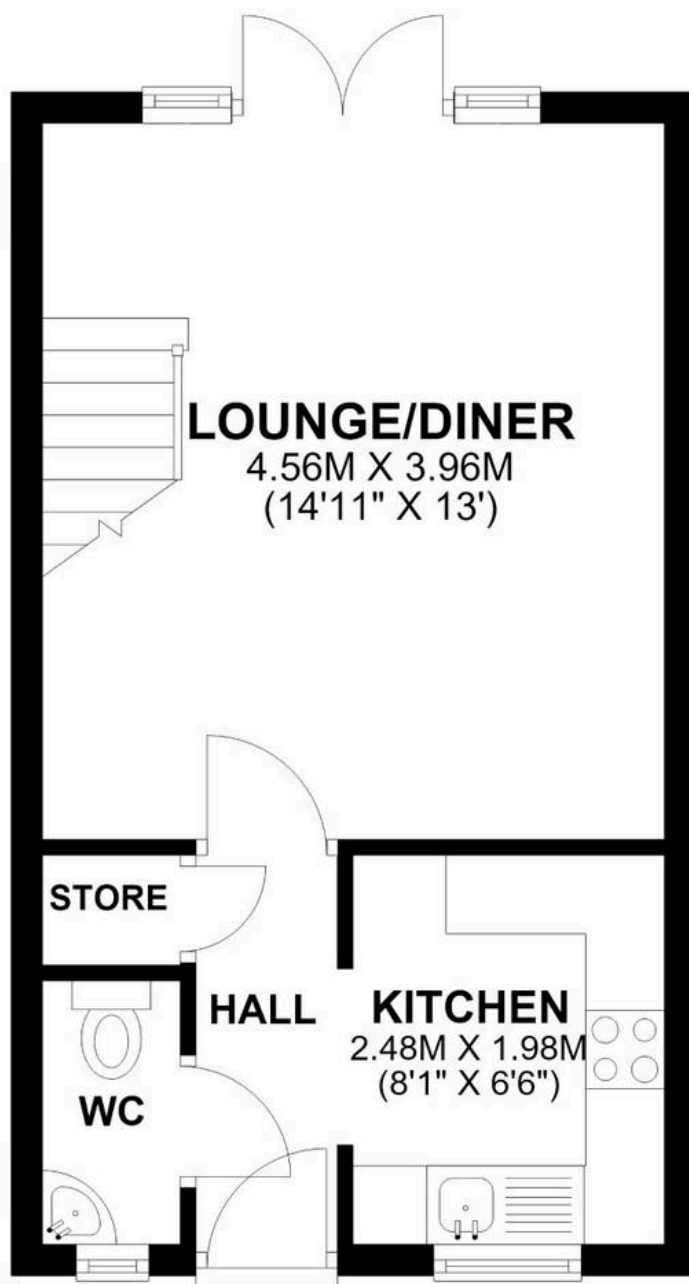
2 Parking Spaces

The property benefits from two allocated car parking spaces to the front, allowing vehicles to park conveniently next to one another.





GROUND FLOOR



FIRST FLOOR





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