



## Heol Pentyla, Sarn offers over £230,000

- Extended 3 bedroom semi-detached
- Gated driveway for off road parking
- No ongoing chain
- Council Tax Band C
- Close to local schools shops and amenities
- EPC Rating: F



 3  1  2



## About the property

Situated on a generous corner plot along the popular Heol Pentyla in Sarn, Bridgend, this spacious and extended three-bedroom semi-detached property is offered for sale with no ongoing chain.

The accommodation briefly comprises an entrance hall leading to a spacious reception room, which in turn opens through to a separate dining room, creating an ideal space for both everyday family living and entertaining. The kitchen continues through to a rear hallway and is complemented by a separate utility room and a convenient downstairs cloakroom.

To the first floor are three good-sized bedrooms together with a family shower room.

Externally, the property benefits from both front and rear gardens, with the rear garden being particularly generous in size. Further advantages include gated off-road parking and a driveway to the front

Ideally located within close proximity to local schools, shops and amenities, the property also offers excellent access to M4 motorway links, Sarn Bridgend Designer Outlet, and is just a short distance from the Princess of Wales Hospital.

An ideal purchase for growing families, first-time buyers, or as a buy-to-let investment.





## Accommodation

### Entrance Hall

**Reception Room** - 13' 1" x 12' 10" ( 3.99m x 3.91m )

**Dining Room** - 10' 2" x 9' 6" ( 3.10m x 2.90m )

**Kitchen** - 10' 2" x 6' 7" ( 3.10m x 2.01m )

### Rear Hall

**Utility Room** - 9' 6" x 5' 3" ( 2.90m x 1.60m )

**W.C.**

### First Floor

#### Landing

**Bedroom One** - 12' 10" x 10' 2" ( 3.91m x 3.10m )

**Bedroom Two** - 11' 2" x 10' 2" ( 3.40m x 3.10m )

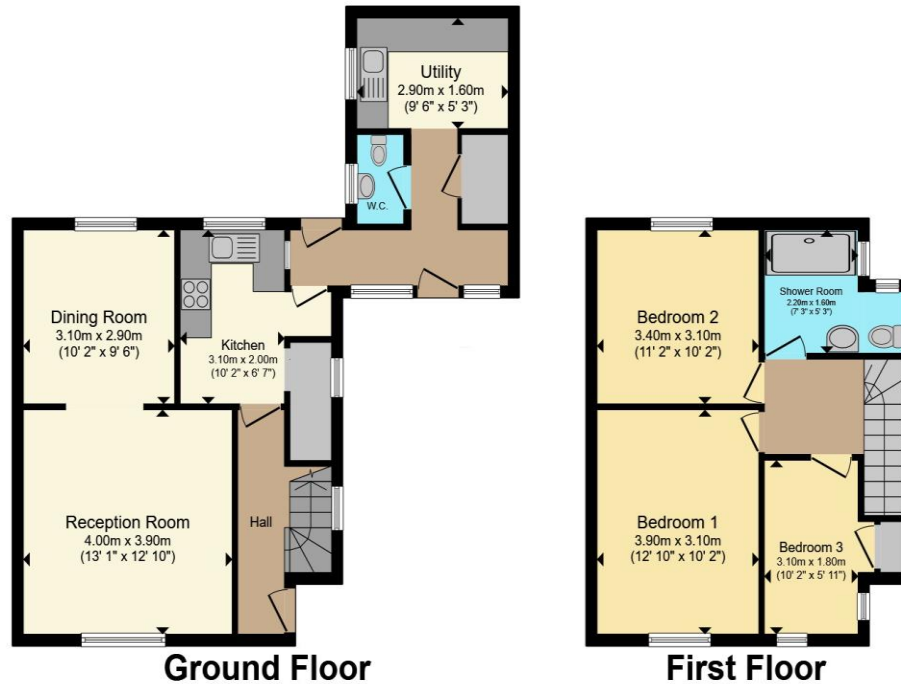
**Bedroom Three** - 10' 2" x 5' 11" ( 3.10m x 1.80m )

**Shower Room**

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## Floorplan



Total floor area 96.3 m<sup>2</sup> (1,036 sq.ft.) approx

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