



22, Sarn Hill
Bridgend, CF32 9RW

Watts
& Morgan



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Sarn, Bridgend CF32 9RW

£209,950 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A modernised 3 bed end terrace property situated in a popular location in Sarn. Just a short walk from the local train station, amenities and shops. Close proximity to Bridgend Town Centre and Junction 36 of M4. Ideal first time purchase. Property comprises; entrance hall, lounge, kitchen/breakfast room and bathroom. First floor; bedroom one with en-suite shower room and 2 further double bedrooms. Externally offering off-road parking and enclosed rear garden.

Directions

* Bridgend - 2.0 Miles * Cardiff - 22.0 Miles * J36 of the M4 - 1.5 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Entered through a PVC front door into the entrance hall with tiled flooring and a staircase leads up to the first floor. The living room has 2 sets of windows to the front, tiled flooring and a central tiled feature wall with inset fireplace leading into the kitchen/breakfast room. The kitchen has been fitted with a range coordinating wall and base units with complementary solid wood work surfaces over. Integrated appliances include; 4-ring 'Neff' induction hob, oven, grill, microwave, fridge/freezer and dishwasher. There is a built-in pantry cupboard and space for a freestanding washing machine. There is a breakfast bar area with space for high stools and further storage. The kitchen benefits from tiled splash-backs, tiled flooring and a window to the rear. There is a PVC door opening out to the side to the garden. The ground floor bathroom is fitted with a contemporary 3-piece suite comprising of; L-shaped bath with overhead shower, WC and a wash hand basin set within vanity unit with tiled flooring, tiling to the walls and a window to the side.

The first floor landing offers carpeted flooring and all doors lead off. Bedroom One is a double bedroom with fitted wardrobes, laminate flooring and 2 windows to the front. The en-suite shower room is fitted with a walk-in rainfall shower with mood lighting, WC and a wash hand basin with extractor fan and tiling to the walls and flooring. Bedrooms two and three are both further double bedrooms with laminate flooring and windows to the rear.

GARDENS AND GROUNDS

Approached off Sarn Hill, no. 22 benefits from gated off-road parking to the rear. The rear garden is enclosed and predominantly laid to lawn with an outdoor storage shed and side access around to the front of the property.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'B'.

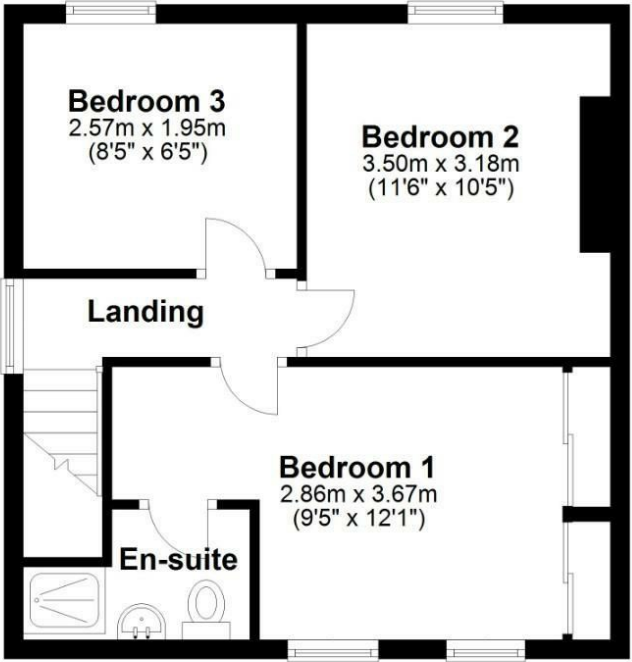
Ground Floor

Approx. 38.0 sq. metres (409.2 sq. feet)

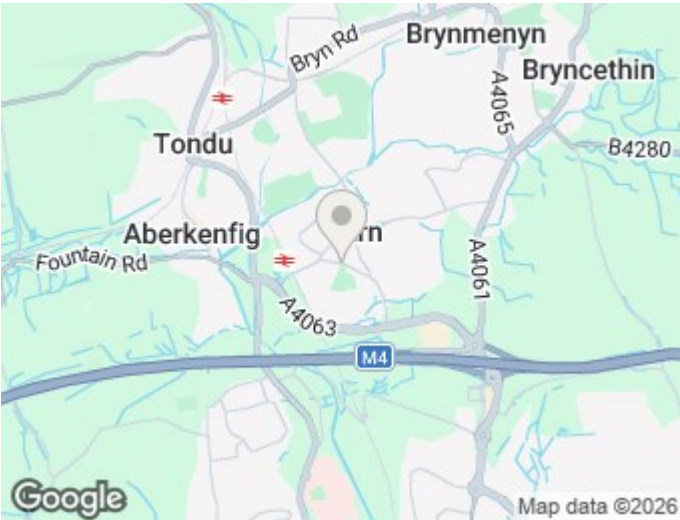


First Floor

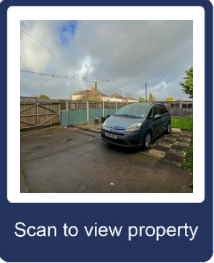
Approx. 39.6 sq. metres (425.9 sq. feet)



Total area: approx. 77.6 sq. metres (835.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	80
England & Wales		EU Directive 2002/91/EC



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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