

69 Highfield Place  
Sarn  
Bridgend  
Bridgend County  
CF32 9RN

£389,950



- Individual Spacious Detached Split Level Property
- 29' Lounge, Dining Room & Study
- Fully Fitted Kitchen / Utility Room
- Cloakroom / WC
- Four Double Bedrooms & Ensuite To Master
- Private Large Landscaped Garden
- Detached Garage with Block Driveway
- Easy Access To M4
- Immaculately Presented Throughout
- Viewing Highly Recommended

Ref: PRA10335

Viewing Instructions: Strictly By Appointment Only

## General Description

\*\*\*OFFERED WITH NO ONGOING CHAIN\*\*\*This beautiful four bedroom split level detached home was individually designed approximately 30 years ago and situated within a private corner plot. The property is conveniently located with easy access to junction 36 of the M4, The Designer Outlet and Bryngarw Country Park. This property is a perfect family home and viewing is highly recommended to appreciate the layout and high specification throughout. Internally it comprises of entrance hallway opening into a dining room, fully fitted kitchen, utility room and WC. Stairs off hallway leading down to a lounge and study and stairs leading off hallway to upstairs bedrooms, ensuite and family bathroom. The garden is spacious with lots to offer for outside living and entertaining and nicely landscaped with access via a gate to a detached garage and block paved driveway. Call 01656 750764 to arrange an appointment to view and appreciate what this property has to offer.

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## Accommodation

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### Entrance Hallway

Enter front floor into an impressive open plan hallway. Artexed ceiling, centre light. Radiator. Square arch into dining room. Door to kitchen and WC. Staircase leading down to lounge and staircase leading up to bedrooms. Karndean flooring.

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## Cloakroom/w.c

Two piece suite in white which includes a WC and wash had basin. Extractor. Radiator. UPVC window to the front.

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### Dining Room (17' 5" x 10' 4") or (5.32m x 3.15m)

Opening from the hallway and situated to the front of the property with UPVC double glazed window and radiator under. Flat skimmed ceiling with centre light. A generous size room which fits a large dining table and chairs. Continuation of karndean flooring from the hallway.

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### Kitchen (12' 11" x 10' 4") or (3.94m x 3.15m)

A modern high specification fitted kitchen finished in a high gloss cream which includes a range of wall and base units to include inset draws with coordinating work surfaces and splash backs. One and a half bowl stainless steel sink with mixer taps. Integrated electric oven and hob with canopy extractor over. Integrated dishwasher and fridge. Breakfast bar. Radiator. Artexed ceiling with down lights. Karndean flooring. Two UPVC double glazed windows with blinds to remain. Entrance into utility room.

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### Utility Room (10' 3" x 5' 5") or (3.12m x 1.65m)

Entering off the kitchen with a continuation of matching units and work surfaces. Plumbing for automatic washing machine. Integrated freezer. Laminate flooring. Door giving access to rear garden

### Inner Hallway

Staircase leading down from entrance hallway to inner hallway with doors into lounge and study. Artexed ceiling. Karndean flooring. Radiator.



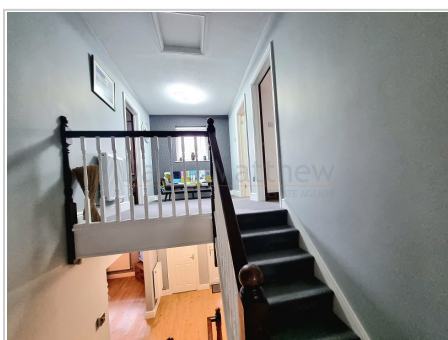
### Lounge (29' 0" x 12' 10") or (8.83m x 3.90m)

This impressive 29' lounge is situated on the lower floor with French doors opening out onto the garden. There are an additional two UPVC double glazed windows with blinds which offers lots of natural light. Artexed and coved ceiling and fitted carpets. The focal point is a mantle piece with electric fire and provision for wall mounted TV. Radiator. Georgian style doors leading to hallway.



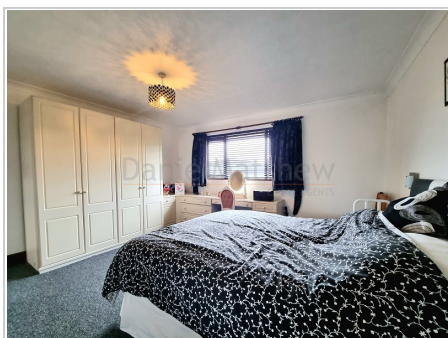
### Study (10' 3" x 5' 11") or (3.12m x 1.80m)

Situated to the side of the property with UPVC double glazed window and radiator under. fitted carpets



### Landing

Landing has fitted carpets and access to bedroom one and two. Cupboard housing new combination boiler that was installed July 2023.



### Master Bedroom (14' 1" x 12' 8") or (4.29m x 3.87m)

UPVC double glazed window with lovely outlook onto the garden. Blinds to remain. Artexed and coved ceiling. Fitted carpets. Radiator. Door to ensuite.



### En Suite (7' 5" x 6' 0") or (2.27m x 1.82m)

A three piece suite in white which includes a WC, wash hand basin set within a vanity unit and double cubicle shower. Fully tiled walls and floor. Skimmed ceiling with down lights. Heated towel rail. UPVC double glazed window.



### Bedroom Two (14' 6" x 12' 9") or (4.42m x 3.89m)

Two UPVC double glazed windows with lovely outlook onto the garden and views beyond. Blinds to remain. Artexed and coved ceiling. Fitted carpets. Radiator. Access to loft.



### Landing Two

Stairs with fitted carpets leading to second spacious landing with UPVC double glazed window and artexed ceiling. Doors leading to bedroom three, four and family bathroom. Radiator.



### Bedroom Three (12' 5" x 10' 4") or (3.78m x 3.14m)

Situated to the front with UPVC double glazed window and blinds to remain. Artexed ceiling and fitted carpets. Radiator. Built in dress table.



### Bedroom Four (11' 8" x 10' 6") or (3.56m x 3.20m)

UPVC double glazed window over looking the garden and blinds to remain. Artexed ceiling and fitted carpets. Radiator.



## Bathroom (10' 5" x 6' 9") or (3.18m x 2.05m)

A modern four piece bathroom suite in white which includes a WC, sink with vanity cupboard, panelled bath and shower cubicle. Tiling to splash back areas. Radiator. UPVC double glazed window with blinds.



## Garden

This fully enclosed delightful garden is private and landscaped to a high standard. It boasts charm and character with several patio areas, an abundance of plants and shrubs within a rockery area. Turf gardens with steps leading to a terraced balcony. Access via a gate to a detached garage and block paved driveway.

## Services

Mains electricity, mains water, mains gas with new combination boiler, mains drainage

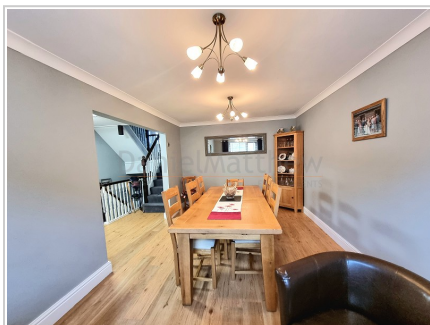
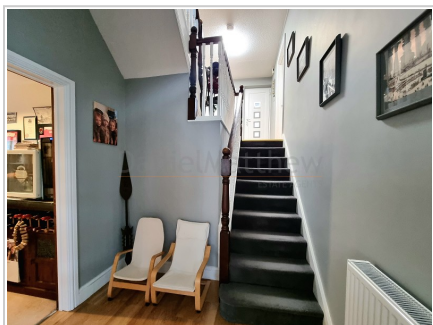
EPC Rating: C70

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band F







*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*