



Heol Bryncethin, Sarn, Bridgend, Bridgend County. CF32 9GG

£175,000



Daniel Matthew Estate Agents
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DanielMatthew
ESTATE AGENTS



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Daniel Matthew are pleased to offer for sale this very well presented three bedroom semi detached property. It is situated in a quiet cul-de-sac location with off road parking to the side for two vehicles. This is a perfect family home which comprises of a entrance hall, cloakroom, lounge and kitchen/diner to the ground floor. To the first floor there is a master with en suite and two further bedrooms and a bathroom. There is side parking and a garden to the rear with a deck seating area, patio and laid to lawn. Call 01656 750764 to arrange a viewing.



Entrance Hallway

Enter via front door into hallway, plain walls, plain ceiling, laminate flooring, radiator and access to the cloakroom and ground floor rooms.

Cloakroom/w.c

UPVC double glazed window to front aspect, plain walls, plain ceiling, laminate flooring, radiator, low level WC and wash hand basin.

Lounge (17' 9" x 15' 0") or (5.41m x 4.58m)

Beautiful bright and modern lounge with staircase in the lounge making this a bright room with a UPVC double glazed window to front aspect, plain walls, plain ceiling, radiator and modern laminate flooring, door access to the kitchen/diner,

Kitchen (15' 0" x 8' 11") or (4.58m x 2.71m)

Kitchen diner has a UPVC double glazed window and french doors to rear aspect, under stairs storage cupboard, plain walls, plain ceiling, tile flooring, tile splash back, range of wall and base units with complimentary worktops, stainless steel sink and mixer tap, integrated gas hob and electric oven with extractor over, built in washing machine and space for a fridge freezer.

Landing

UPVC double glazed window to side aspect, plain walls, plain ceiling, attic hatch, carpet flooring and doors leading to first floor rooms.

Bedroom One (11' 9" x 8' 6") or (3.59m x 2.58m)

UPVC double glazed window to front aspect, plain walls, plain ceiling, carpet flooring, radiator, fitted wardrobes and door access to the en-suite.

En Suite (7' 10" x 4' 6") or (2.40m x 1.37m)

Bedroom Two (10' 3" x 8' 6") or (3.12m x 2.58m)

UPVC double glazed window rear aspect, plain walls, plain ceiling, carpet flooring, radiator and fitted wardrobes.

Bedroom Three (8' 9" x 6' 3") or (2.66m x 1.91m)

UPVC double glazed window to front aspect, plain walls, plain ceiling, carpet flooring and radiator.

Bathroom (6' 3" x 5' 7") or (1.91m x 1.70m)

UPVC double glazed window to rear aspect, plain walls, tile splash back, plain ceiling, tile flooring, three piece suite comprises panel bath, low level WC and pedestal wash hand basin.

Outside

Front - Path leading to front door, raised bed for plants, side drive with access to the rear garden.

Rear- Enclosed garden with fence boundary, gate access, corner deck area, rear patio and laid to lawn.

Services

This property has the following services: Mains electricity, mains water, mains gas, mains drainage

Tenure

The resale tenure for this property is Leasehold








GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		91
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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