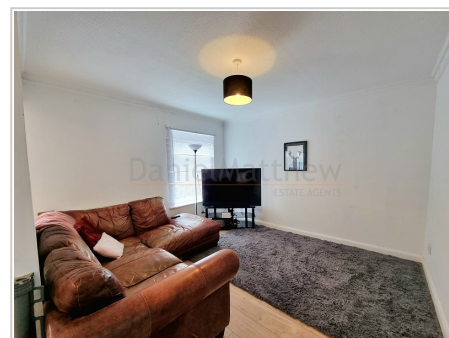


37 Queens Avenue
Sarn
Bridgend
Bridgend County
CF32 9SS

£119,950



- Three Bedroom End Link Property
- Fitted Kitchen
- Lounge with Separate Dining Room
- Family Bathroom
- Garden To Front & Rear
- Walking Distance to Schools, Bus Stop & Train Station
- Offered With No Ongoing Chain



Ref: PRA10539

Viewing Instructions: Strictly By Appointment Only

General Description

*****NO ONGOING CHAIN***** This spacious three bedroom end link property is an ideal investment or first time buyer purchase. Situated within the centre of Sarn and close local amenities and junction 36 of the M4. The local schools are within walking distance along with the train station and bus stops. The property comprises of: entrance hallway, fitted kitchen, lounge and dining room. To the first floor there are three bedrooms and a family bathroom. Gardens to front and rear. To arrange a viewing contact Daniel Matthew on 01656 750764

Accommodation



Entrance Hallway

Enter via front door into hallway. Skimmed walls and ceiling. Ceramic tiled floor. Radiator. Storage cupboard.



Lounge (11' 9" x 10' 9") or (3.57m x 3.28m)

Situated to the rear of the property with UPVC double glazed window. Skimmed walls and ceiling. Laminate flooring. Radiator.



Dining Area (11' 9" x 8' 9") or (3.57m x 2.66m)

Skimmed walls and ceiling. Laminate flooring. UPVC door and window to the rear. Radiator. Opening into the lounge.



Kitchen (9' 4" x 8' 9") or (2.85m x 2.66m)

A fully fitted kitchen situated to the front of the property, finished in high gloss white with coordinating work surfaces and tiling to splash back areas. Integrated oven and hob with canopy extractor over. Plumbing for automatic washing machine and space for fridge freezer. Ceramic tiled floor. UPVC double glazed window to front. Skimmed walls and ceiling. Opening into the dining area.



Landing

Carpeted staircase to first floor. Landing with doors leading to all first floor rooms. Door to storage cupboard.



Bedroom One (11' 9" x 8' 6") or (3.58m x 2.60m)

Situated to the rear of the property. Skimmed walls. Laminate flooring. Build in cupboard / wardrobe. UPVC double glazed window. Radiator.



Bedroom Two (11' 9" x 5' 2") or (3.58m x 1.58m)

Situated to the rear of the property. Skimmed walls. Laminate flooring. UPVC double glazed window. Radiator.



Bedroom Three (11' 9" x 5' 2") or (3.58m x 1.58m)

Situated to the rear of the property. Skimmed walls. Laminate flooring. UPVC double glazed window. Radiator.



Bathroom (9' 4" x 6' 0") or (2.84m x 1.84m)

Situated to the front of the property with two obscure UPVC double glazed windows to the front. A modern three piece suite in white with over bath shower and screen. Tiling to splash back areas and tiled floor. Radiator.



Garden

Enclosed forecourt to front with path to front door. The rear is enclosed with close board fencing and low maintenance with rear gate access.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C69

Tenure

We are informed that the tenure is Freehold

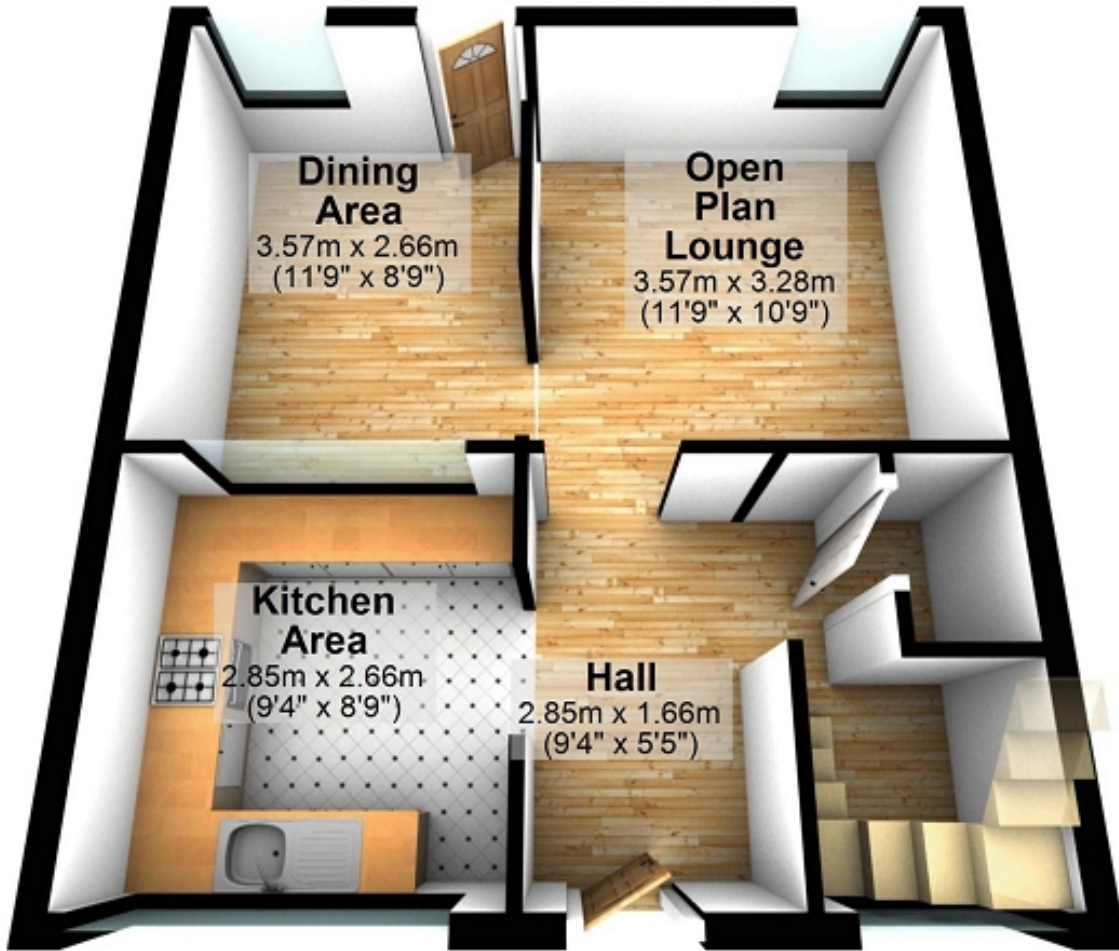
Council Tax

Band B



Ground Floor

Approx. 39.3 sq. metres (423.5 sq. feet)



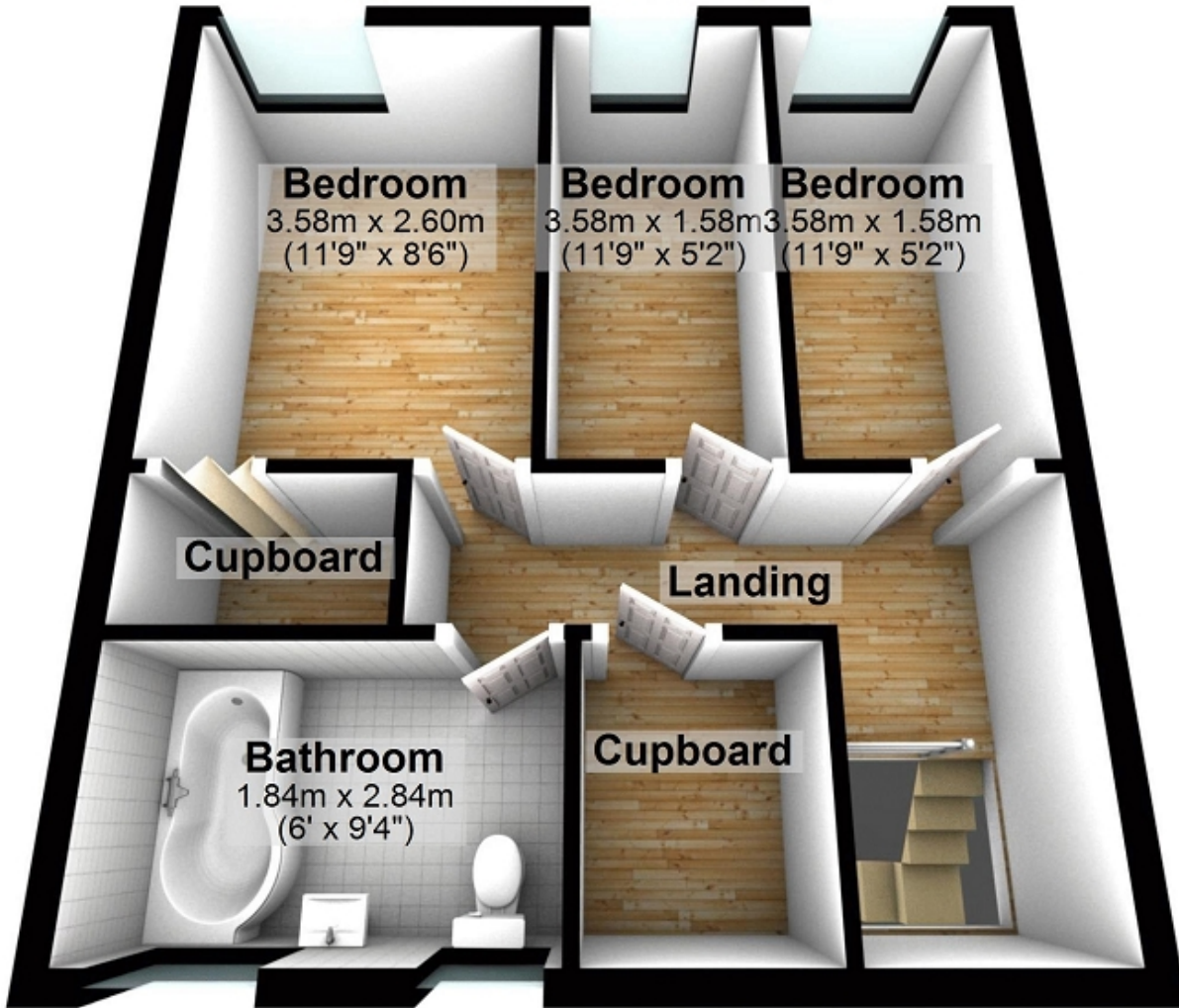
Total area: approx. 78.5 sq. metres (845.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors windows ,rooms and other items are approximate and no responsibility is taken for any error ,ommission or mis- statement . This plan is for illustrative purposes only and should be used as such by any prospective purchaser, the services ,system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

First Floor

Approx. 39.2 sq. metres (421.6 sq. feet)



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.