

10 Highland Close  
Sarn  
Bridgend County  
CF32 9SB

£280,000



- Detached Three Bedroom Bungalow
- Lounge
- Kitchen/Diner
- Bathroom
- Three Bedrooms
- Garage with electric door and rear upvc door access
- Quiet Cul De Sac
- Generous Parking and private garden
- Offered with NO CHAIN
- Close to m4 and local amenities

**Ref: PRA10588**

Viewing Instructions: Strictly By Appointment Only



## General Description

"Detached Bungalow with no chain" Daniel Matthew Estate Agents are pleased to offer for sale this Three bedroom detached home in Sarn. Offered with no ongoing chain this property offers versatile accommodation. Comprising entrance hall, good size lounge, kitchen/diner There are three bedrooms and a bathroom, garage with a electric door and private enclosed garden and generous drive. Within walking distance to local amenities, close to junction 36 of the M4 motorway. The property benefits from generous parking and rear garden. Viewing recommended. Call today to arrange an appointment.

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## Accommodation

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### Entrance

Enter via UPVC double glazed door into the kitchen/diner.

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### Kitchen/ Diner (19' 0" x 8' 7") or (5.78m x 2.62m)

UPVC double glazed window to front and side aspect, Range of wall and base units with complimentary worktops, gas hob, oven and extractor over, stainless steel sink with drainer and mixer tap, glass display wall unit, space for a fridge freezer, plain and tile splash back walls, laminate flooring, radiator and two storage cupboards.

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### Lounge (19' 0" x 13' 3") or (5.78m x 4.04m)

UPVC double glazed window to front aspect, plain and papered wall, carpet flooring, textured ceiling, radiator and feature fireplace and surround.

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### Bedroom One (12' 11" x 10' 9") or (3.93m x 3.27m)

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

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### Bedroom Two (11' 3" x 11' 3") or (3.44m x 3.43m)

UPVC double glazed window to rear aspect, plain and papered walls, textured ceiling, radiator, carpet flooring and fitted wardrobes and additional storage cupboard.



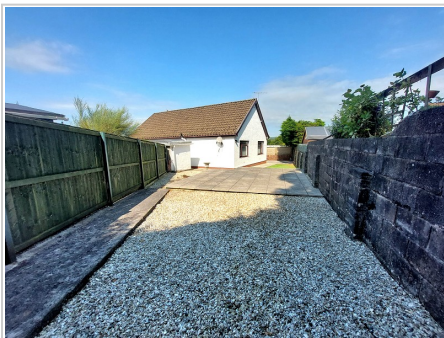
### Bedroom Three (8' 6" x 8' 3") or (2.59m x 2.51m)

UPVC double glazed window to side aspect, papered walls, textured ceiling, radiator and carpet flooring.



### Shower Room (6' 8" x 8' 11") or (2.02m x 2.71m)

UPVC double glazed window, three piece shower suite comprising shower enclosure, low level WC, full wall of vanity units with wash hand basin, towel radiator, tile flooring, tile walls and textured ceiling.



### Outside

Front - Wall and gate boundary with generous parking and side gate access to the garden, access to the garage.

Rear- Fence boundary with laid to astroturf, laid to patio and laid to decorative stones, private garden to the rear of the property with a rear out building, outside WC and door access to the garage.



### Garage (18' 1" x 10' 3") or (5.51m x 3.12m)

Garage- Remote door to the garage with rear door access, power, light and plumbing for the washing machine.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D64



Tenure

We are informed that the tenure is Freehold

Council Tax

Band D





*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.*