

13 Heol Maendy
Sarn
Bridgend
CF32 9UW

£189,999



- MID TERRACE PROPERTY
- THREE BEDROOMS
- 360 TOUR AVAILABLE - A MUST TO VIEW
- OPEN-PLAN KITCHEN/DINER
- WELL PRESENTED THROUGHOUT
- DRIVEWAY
- GENEROUS FRONT & REAR GARDE
- CLOSE TO M4 CORRIDOR AND AMENITIES
- IDEAL FAMILY HOME
- CALL TODAY TO VIEW ON 01656 750764

Ref: PRA10790

Viewing Instructions: Strictly By Appointment Only



General Description

**** IDEAL FAMILY HOME **** Daniel Matthew Estate Agents are pleased to offer for sale this well presented three bedroom mid terrace property situated in the popular location in the village of Sarn, within easy access to M4 corridor, McArthur Glen Designer Outlet and Bridgend Town Centre. Property comprises to the ground floor, hallway, lounge, open-plan kitchen/diner opening into reception room two which is an ideal office space, playroom or snug. To the first floor three good size bedrooms and bathroom. Further benefits are front and rear garden, driveway, close to local amenities and great school catchment. Please contact a member of our team on 01656 750764.

Accommodation



Hallway

Enter via UPVC double glazed obscured door with obscured side glass panel into hallway, plain ceiling with coving, plain walls, laminate flooring, staircase leading to first floor, cupboard housing electric consumer unit, doors leading into;-



Lounge (17' 11" x 10' 5") or (5.46m x 3.18m)

UPVC double glazed window to front aspect, UPVC double glazed French doors leading to rear garden, plain ceiling with coving, plain walls, fitted carpet, electric fire place to remain, radiator.



Kitchen / Dining Room (15' 2" x 10' 1") or (4.63m x 3.08m)

UPVC double glazed window to rear aspect, UPVC double glazed door leading to enclosed rear garden, plain ceiling, plain walls, vinyl flooring, a range of matching wall and base units with complimentary work surfaces, one and a half bowl stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob and extractor fan, space for fridge/freezer, plumbing for washing machine, space for dining table and chairs, opening into reception room two.



Reception Room/Study (7' 5" x 7' 2") or (2.25m x 2.18m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator, an ideal room which can be used as a family room, playroom or office.



Landing

UPVC double glazed window to side aspect, textured ceiling with coving, plain walls, fitted carpet, airing cupboard housing combination boiler, loft access, doors leading into;-



Bedroom One (11' 11" x 10' 6") or (3.63m x 3.19m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, laminate flooring, radiator, built in wardrobe.



Bedroom Two (10' 10" x 9' 3") or (3.31m x 2.81m)

UPVC double glazed window to front aspect, plain ceiling, plain walls with one featured papered wall, fitted carpet, radiator, over the stairs storage cupboard.



Bedroom Three (8' 6" x 7' 11") or (2.58m x 2.42m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, fitted carpet, radiator, built in wardrobe.



Bathroom (6' 2" x 5' 8") or (1.89m x 1.72m)

UPVC double glazed obscured window to rear aspect, plain ceiling, tiled walls, laminate flooring, three piece suite comprises low level WC, pedestal wash hand basin and panelled bath with mixer tap and shower over head attachment, chrome heated towel rail.



Outside

Front - Driveway, pathway leading to front door, decorative stone chippings.

Rear - Newly fitted decking area, steps leading down to mostly laid to lawn area, two sheds to remain, patio area, and pathway leading to rear of garden. Brick and fenced boundaries.

Services

Mains electricity, mains water, mains gas, mains drainage

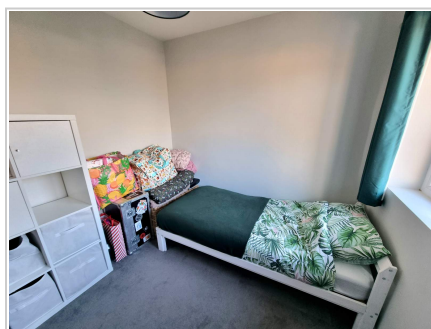
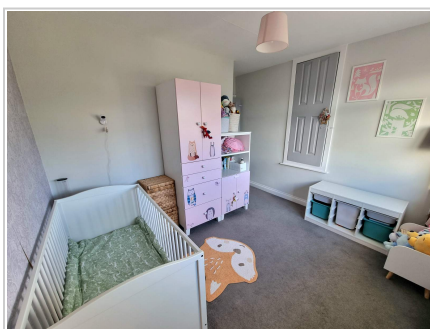
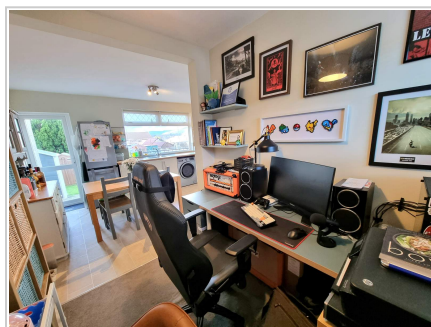
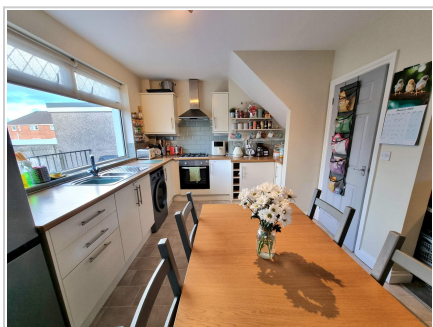
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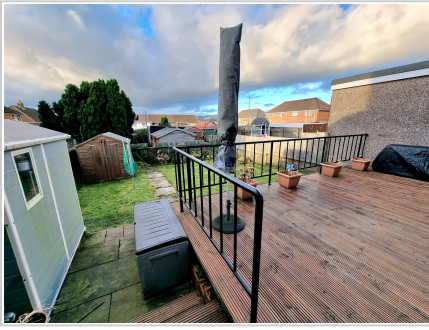
Tenure

We are informed that the tenure is Freehold

Council Tax

Band B





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.