



The Retreat, Sarn, Bridgend County. CF32
9UF

Offers Over
£210,000

 PAYTON
JEWELL
CAINES

The Retreat, Sarn, Bridgend County. CF32 9UF

An extended three bedroom semi detached house situated within a cul-de-sac in the village of Sarn. The property offers spacious accommodation and benefits from THREE RECEPTION ROOMS, modern fitted kitchen, larger than average rear garden and OFF ROAD PARKING. NO ONWARD CHAIN.

Offers Over £210,000 - Freehold

- Three bedroom semi detached house
- Three reception rooms
- Modern fitted kitchen/diner
- Downstairs w.c. EPC -D / Council tax - B
- GENEROUS rear garden / CUL-DE-SAC LOCATION
- Driveway parking for two cars



DESCRIPTION

An extended three bedroom semi detached house situated within a cul-de-sac location in the village of Sarn which is in close proximity of the M4 corridor, A48, Bridgend town centre and McArthur Glen Designer Outlet. The property benefits from three reception rooms, kitchen with utility, downstairs w.c. larger than average rear garden and off road parking. Viewing comes highly recommended to fully appreciate this ideal family home. Offered for sale with no ongoing chain. IDEAL FIRST TIME PURCHASE.

ENTRANCE

Via part glazed frosted PVCu front door into the entrance hall.

ENTRANCE HALL

Skimmed, emulsioned and coved ceiling with centre pendant light, skimmed and emulsioned walls, quartz up stand skirting and marble effect tiled floor. Wall mounted radiator, stairs leading to the first floor and doors leading to the lounge, second reception room and utility.

LOUNGE (12' 9" max x 12' 4" max) or (3.88m max x 3.76m max)

Skimmed and emulsioned ceiling with centre pendant light, skimmed and emulsioned walls, skirting and fitted carpet. Chimney breast with feature wallpaper and gas fire with wooden surround. Radiator and PVCu double glazed window overlooking the front of the property.

RECEPTION 2 (10' 1" max x 12' 5" max) or (3.08m max x 3.78m max)

Skimmed, emulsioned and coved ceiling with centre pendant light, skimmed and emulsioned walls, skirting and fitted carpet. Chimney breast with feature wallpaper, wooden fire surround and built in storage units either side with double doors. Radiator and PVCu double glazed window overlooking the rear of the property.

UTILITY (7' 10" x 6' 8") or (2.38m x 2.02m)

Skimmed, emulsioned and coved ceiling with centre light, skimmed and emulsioned walls with tiling to splash back areas, quartz up stand skirting and a continuation of the tiled flooring from the hallway. Base units in high gloss with complementary quartz work top housing an inset stainless sink. One wall unit with shelving, space for washing machine and tumble dryer and wall mounted boiler. Radiator and large PVCu double glazed window overlooking the rear of the property and door leading to under stairs storage.

KITCHEN (14' 5" x 8' 3") or (4.39m x 2.52m)

Skimmed, emulsioned and coved ceiling with two sets of pendant lights, skimmed and emulsioned walls with tiling to splash back areas and quartz up stand skirting and a continuation of the marble tiled flooring. The kitchen comprises a range of wall and base units in high gloss with complementary quartz work top housing an inset stainless steel sink with chrome mixer tap. Integrated fridge/freezer, dishwasher, electric oven and hob with overhead chrome extractor fan. Radiator and dual aspect light via PVCu double glazed windows to the rear and side of the property. PVCu frosted double glazed door leading to the rear garden and opening leading into further storage and the downstairs w.c.

DOWNSTAIRS W.C. (4' 0" x 2' 8") or (1.22m x 0.81m)

Skimmed and emulsioned ceiling with centre spot light, skimmed and emulsioned walls, skirting, tiled flooring and low level w.c.



RECEPTION 3 (15' 3" x 9' 1") or (4.66m x 2.77m)

Skimmed and emulsioned ceiling with spot lights and two sets of wooden framed double glazed skylights, skimmed and emulsioned walls, skirting and stained wooden floorboards. Radiator and doorway leading into a storage area and PVCu double glazed French doors leading to the front of the property.

LANDING

Via stairs with fitted carpet and spindle balustrade. Skimmed, emulsioned and coved ceiling with centre light, smoke alarm and loft access which is partly boarded with lighting. Skimmed and emulsioned walls, skirting and fitted carpet. Large PVCu double glazed window overlooking the side of the property and a good size airing cupboard with shelving, lighting and PVCu double glazed window overlooking the side of the property.

BEDROOM 1 (13' 0" max x 10' 2" max) or (3.96m max x 3.10m max)

Skimmed, emulsioned and coved ceiling with centre light, skimmed and emulsioned walls with one feature papered wall, skirting and fitted carpet. Radiator and PVCu double glazed window overlooking the front of the property.

BEDROOM 2 (11' 0" x 9' 11") or (3.36m x 3.03m)

Skimmed, emulsioned and coved ceiling with centre light, skimmed and emulsioned walls with one feature papered wall, skirting and fitted carpet. Radiator and PVCu double glazed window overlooking the rear of the property and storage cupboard housing the hot water tank.

BEDROOM 3 (8' 11" max x 7' 9" max) or (2.71m max x 2.37m max)

Skimmed, emulsioned and coved ceiling with centre light, skimmed and emulsioned walls, skirting and fitted carpet. Radiator and PVCu double glazed window overlooking the front of the property. Built in wardrobe with shelving.

FAMILY BATHROOM (8' 0" x 5' 9") or (2.43m x 1.74m)

Skimmed and emulsioned ceiling with centre light, skimmed and emulsioned walls with tiling to the bath area, skirting and tiled flooring. Three piece suite comprising bath with overhead shower, low level w.c. and marble pedestal wash hand basin with chrome mixer tap. Radiator and PVCu frosted double glazed window overlooking the rear of the property.

OUTSIDE

Good size enclosed rear garden laid to patio and lawn with path and brick shed.

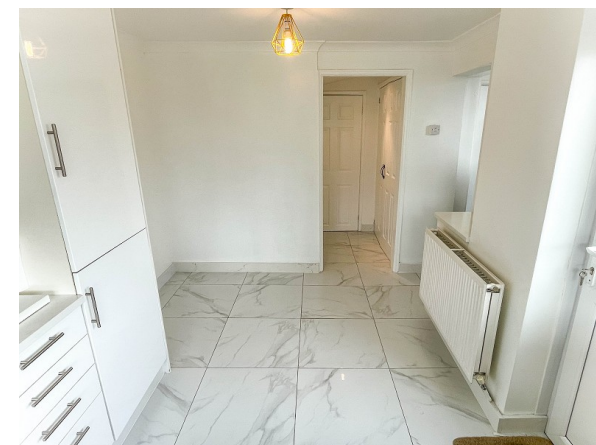
To the front of the property is a hard standing with parking for two cars and area laid to decorative stone with borders for planting.

DIRECTIONS

From the M4 corridor take the A4063 towards Maesteg, turn right at the traffic lights onto Bryncoch Road, turn right onto Heol Bryncwills and right onto The Retreat and the property can be found on the left hand side.


NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(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.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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