



Heol-y-mynydd, Sarn, Bridgend County.  
CF32 9UH

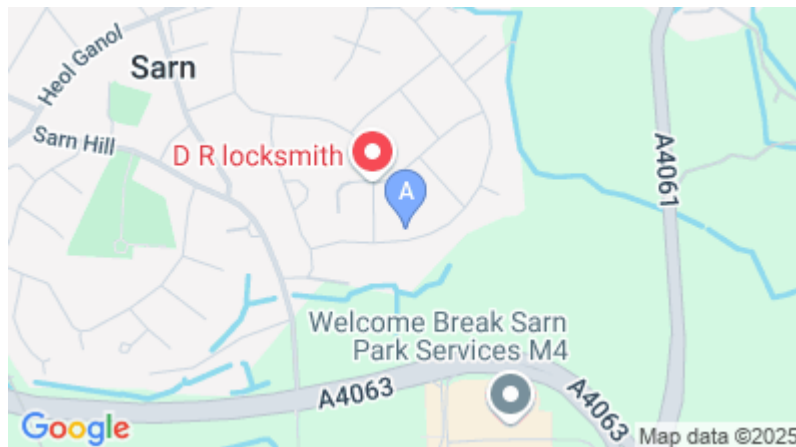
£200,000

# Heol-y-mynydd, Sarn, Bridgend County. CF32 9UH

Three bedroom semi detached house comprising entrance hall, open plan lounge/diner, kitchen, UTILITY, DOWNSTAIRS WC, three bedrooms, family shower room, OFF ROAD PARKING and good sized ENCLOSED PRIVATE REAR GARDEN. Ideal first time purchase. Available with NO ONGOING CHAIN.

£200,000 - Freehold

- Good sized three bedroom semi detached house
- Utility/ downstairs WC
- Lounge/diner
- No ongoing chain/ EPC - D , Council tax band - C
- Off road parking for two vehicles
- Enclosed private rear garden



## DESCRIPTION

Introducing this generous sized three bedroom semi detached house situated in the village location of Sarn which offers good road links to the M4 corridor, McArthur Glen designer outlet and Bridgend town centre with all amenities and facilities. The property benefits from open plan lounge/diner, kitchen, utility, downstairs WC, shower room to the first floor, off road parking for two vehicles and enclosed and private rear garden. Ideal first time purchase. No ongoing chain.

## ENTRANCE

Via part frosted glazed PVCu front door with PVCu frosted side panel into the entrance hall finished with textured and coved ceiling, centre light, textured papered walls, radiator, skirting and fitted carpet. Stairs leading to the first floor. Doors leading to lounge/diner and kitchen. Door to under stair storage.

## LOUNGE/DINER (23' 2" x 12' 5") or (7.07m x 3.78m)

Textured and coved ceiling, two centre lights, papered walls, two radiators, large PVCu double glazed window overlooking the front of the property, PVCu double glazed sliding door leading out to the rear garden, skirting and a continuation of the fitted carpet. Two feature chimney breasts, one with a gas fire with marble hearth, surround and mantel.

## KITCHEN (9' 4" x 6' 2") or (2.84m x 1.89m)

Textured and coved ceiling, centre light, full height tiled walls, radiator, frosted PVCu double glazed window overlooking the side of the property, PVCu double glazed window overlooking the rear of the property and tiled flooring. A range of wall and base units in a shaker style oak with complementary roll top marble effect laminate work surface. Inset stainless steel sink with chrome mixer tap. Space for freestanding gas cooker. Under counter fridge/freezer. Sliding door into utility area.

## UTILITY (13' 1" x 9' 6") or (3.98m x 2.90m)

Emulsioned ceiling, centre light, emulsioned walls, skirting and a continuation of the tiled flooring. A range of wall and base units in a wood effect white with complementary roll top work surface. Inset stainless steel sink. Space for tumble dryer and large chest freezer. Space for dining room table and chairs. Sliding door to downstairs WC. PVCu double glazed window overlooking the front and PVCu frosted double glazed door leading to the front and to the rear. Cupboard housing washing machine with shelving.

## DOWNSTAIRS W.C. (4' 3" x 2' 6") or (1.30m x 0.76m)

Emulsioned ceiling, centre light, half height tiling in a gloss white, frosted double glazed window overlooking the rear of the property and a continuation of the tiled flooring. Two piece suite comprising wall mounted sink with chrome mixer tap and low level WC.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and painted hand rail. Textured ceiling, centre light, smoke alarm, access to loft with drop down ladder (fully boarded), textured papered walls, PVCu double glazed window overlooking the side of the property, radiator, skirting and fitted carpet. Doors leading to three bedrooms and family shower room.



## **FAMILY SHOWER ROOM (6' 4" x 5' 6") or (1.94m x 1.68m)**

Emulsioned ceiling, centre light, extractor fan, full height tiled walls, frosted PVCu double glazed window overlooking the rear of the property, wall mounted cabinet, wall mounted chrome towel radiator and tiled flooring. Three piece suite comprising vanity WC unit, vanity sink unit with chrome mixer tap, curved corner shower unit with overhead electric chrome shower and sliding doors.

## **BEDROOM 1 (11' 9" x 10' 2") or (3.57m x 3.11m)**

Measurements to the face of the fitted wardrobes. Textured and coved ceiling, centre light, textured papered walls, large PVCu double glazed window overlooking the rear of the property, radiator, large built in wardrobes with sliding mirrored doors, shelving and hanging rails, skirting and fitted carpet.

## **BEDROOM 2 (11' 3" x 11' 2") or (3.42m x 3.41m)**

Measurements to the face of the wardrobes. Textured and coved ceiling, centre light, textured papered walls, large PVCu double glazed window overlooking the front of the property, radiator, fitted wardrobes with hanging rails and shelving, skirting and fitted carpet.

## **BEDROOM 3 (9' 5" x 7' 9") or (2.88m x 2.36m)**

Textured and coved ceiling, centre light, textured papered walls, PVCu double glazed window overlooking the front of the property, radiator, skirting and fitted carpet.

## **OUTSIDE**


Good sized enclosed and private rear garden backing on to the common. Mainly laid to patio with area for two sheds and greenhouse which can remain with the property. Raised beds. Path leading to gate giving access to the common. Area laid to lawn. Outside tap.

To the front of the property there is part hard standing/part paving providing off road parking for two vehicles. Borders and raised beds with mature shrubs. Pathway leading to the utility at the side of the property. Outside lighting.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.



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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