



27 Lower Llansantffraid
Sarn, Bridgend, CF32 9NN



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£149,950 Freehold

3 Bedrooms : 1 Bathroom : 2 Reception Rooms

A spacious three storey mid terrace town house located within easy access to local amenities, road and rail links. The accommodation is being sold with vacant possession. The accommodation which is in need of some modernisation comprises; entrance hall, sitting room, kitchen/dining room, lounge, three bedrooms and a family bathroom. Externally the property benefits from driveway parking for up to two vehicles, rear enclosed lawned and paved garden with storage shed. EPC Rating; 'D'

- Bridgend Town Centre 1.4 miles
- Cardiff City Centre 23.4 miles
- M4 (J36) 1.8 miles

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Summary of Accommodation

GROUND FLOOR

The property is accessed via a hardwood and partially glazed front door with adjacent side panel and timber framed double glazed window into entrance hallway with staircase leading to first floor landing. The hallway features a walk-in storage cupboard and door leads off into the sitting room.

The sitting room is an additional reception room offering versatility for it's use with carpeted flooring and a uPVC window to the front elevation.

FIRST FLOOR

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; 'Beko' electric oven, 4-ring gas hob and extractor fan above. Plumbing and space is available for white goods. uPVC partially glazed door to the rear elevation with uPVC window adjacent. Vinyl tiled flooring and ample space for dining furniture.

The living room is a spacious reception room with uPVC window to the front elevation, central electric fire place. Door leads up into second floor.

SECOND FLOOR LANDING

The second floor landing features carpeted flooring, built-in airing cupboard housing 'Ariston' combi boiler, loft hatch and additional built in cupboard with hanging rail. Door leads off into:

Master bedroom with uPVC window to the rear elevation, built-in wardrobe and carpeted flooring.

Bedroom two is a further double bedroom, carpeted flooring, uPVC window to the front elevation and built-in double wardrobes.

Bedroom three is a comfortable single bedroom with uPVC tilt and turn windows to the front elevation, built-in cupboards and carpeted flooring.

The family bathroom is fitted with a 3-piece white suite comprising low level WC, pedestal wash hand basin, bath with shower over, vinyl flooring and uPVC window to the rear elevation.

GARDENS & GROUNDS

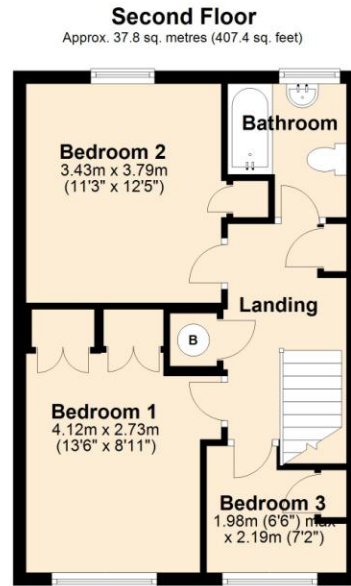
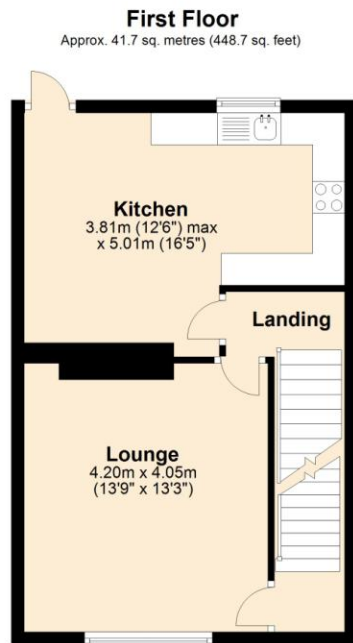
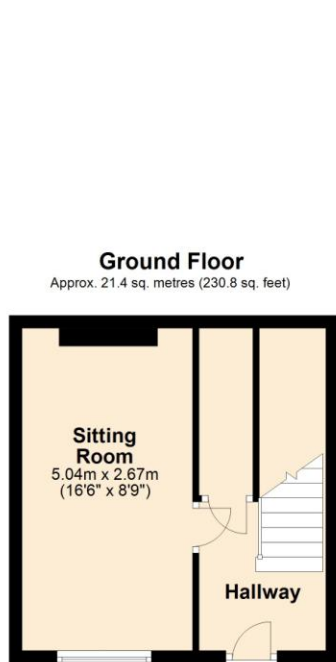
The property is accessed off the road onto a private driveway providing parking for up to two vehicles.

To the rear of the property is an enclosed lawned and paved garden featuring mature shrubs and plants, timber fencing and an outside storage shed with timber glazed window. To the rear is a garden gate providing rear access.

SERVICES & TENURE

All mains services connected. Freehold.

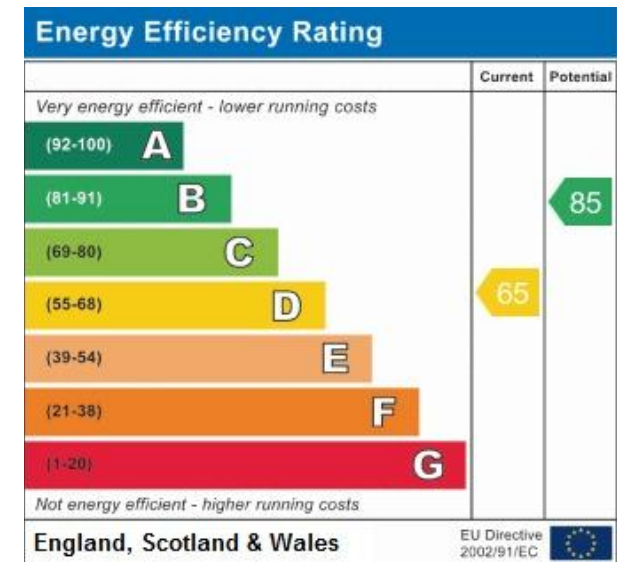




Total area: approx. 101.0 sq. metres (1086.9 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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