



1A Highfield Close, Sarn,
Bridgend, CF32 9RP



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£184,950 Freehold

2 Bedrooms : 1 Bathroom : 1 Reception Room

Watts & Morgan are delighted to present to the market this two bedroom detached bungalow located within Sarn. Within walking distance to local amenities and close proximity to J36 of the M4 and McArthur Glen Retail Outlet. Accommodation comprises; entrance porch, hallway, generous size lounge, modern fitted kitchen with integral appliances, two bedrooms and a 3-piece fitted bathroom. Externally the property benefits from wrap around front, side and rear gardens, off-road parking for one vehicle and a single detached garage with roller door. No ongoing chain. EPC Rating; E.

- Bridgend Town Centre 4.1 miles
- Cardiff City Centre 22.1 miles
- M4 (J36) 0.8 miles

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Summary of Accommodation

ACCOMMODATION

Entrance via a uPVC glazed door into the Porch which benefits from a vaulted skylight ceiling, cupboard for coats and shoes, and an additional cupboard houses the gas combi boiler.

Opening into the Lounge which is a fantastic size reception room offering a floor to ceiling uPVC window to the front aspect enjoying a neutral décor with laminate flooring and a central feature marble fire surround with hearth.

The Kitchen has been fitted with a range of high gloss white wall and base units with complementary laminate work surfaces. A range of integral 'Lamona' appliances to remain include; 4-ring electric hob with conventional oven and grill beneath, extractor hood over, washing machine and dishwasher. Further benefiting from; a one and a half stainless steel sink unit, space for an American size fridge freezer, ceramic tiled flooring and space for a small breakfast table and chairs. Access is provided to the side of the property.

Bedroom One is a good size neutrally decorated double room presenting carpeted flooring, a uPVC window to the rear elevation and space for free standing bedroom furniture.

Bedroom Two is a single room with uPVC window to the rear and carpeted flooring.

The Family Bathroom has been fitted with a 3-piece white suite comprising; panelled bath with the rmostatic rainfall/hand-held shower over, wash-hand basin set within vanity unit and WC. Further benefits include; uPVC clad walls, ceramic tiled flooring and a uPVC window to the side elevation.

GARDENS AND GROUNDS

1A Highfield Close is approached off the road onto a resin driveway providing parking for one vehicle; leading to a single detached garage with roller door and full power supply.

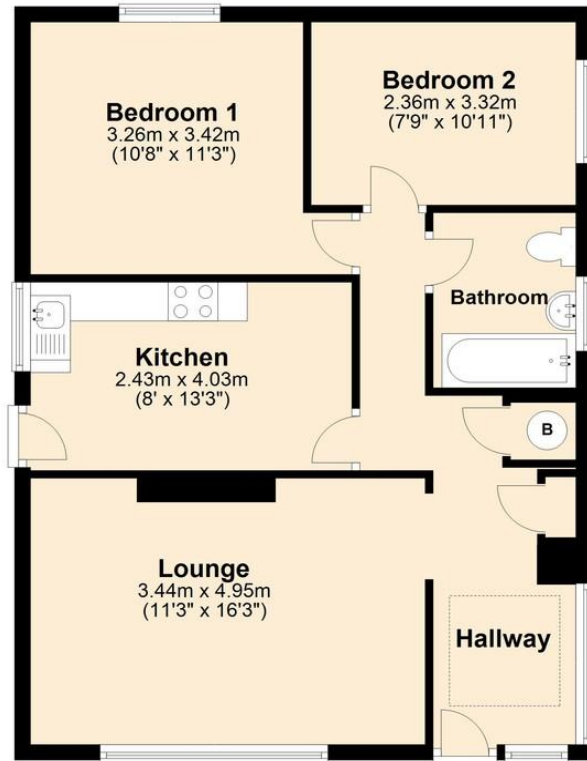
The property benefits from wrap around gardens to include; a front chipping south-facing garden which is ideal for outdoor furniture to enjoy the distant Valley views. A footpath leads to the rear of the property which is predominantly laid to lawn bordered by large mature shrubs.

SERVICES AND TENURE

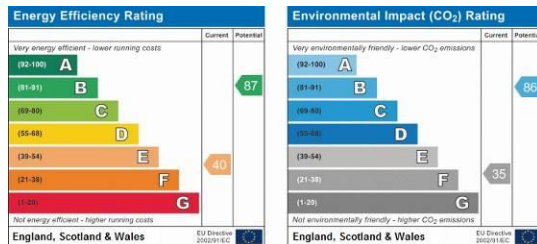
All mains services connected. Freehold.



Ground Floor



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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