



26 Rectory Close, Sarn,
Bridgend, CF32 9QB





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£269,950 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are pleased to offer to the market this generous sized four bedroom detached family home located in a popular area in Sarn. Less than 1 mile proximity to J36 of M4 and local amenities. The accommodation comprises; entrance hallway, spacious lounge, traditional fitted kitchen with utility, second reception room and downstairs shower room. First floor landing, master bedroom with built-in wardrobes, three further good sized bedrooms and a 3-piece family bathroom. Externally enjoying front and rear lawned gardens and off-road parking for two vehicles leading to a single garage. Being sold with no on-going chain. EPC Rating; D.

- Bridgend Town Centre 2.9 miles
 - Cardiff City Centre 22.1 miles
 - M4 (J36) 0.9 miles
-

Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

GROUND FLOOR

Entrance via a uPVC glazed door into the entrance hallway with carpeted staircase to the first floor landing and leads into a 3-piece downstairs shower room.

The lounge benefits from a dual aspect offering sliding patio doors leading out onto the rear garden. A sizeable reception room is neutrally decorated to offer carpeted flooring and a central feature marble fire surround with co-ordinating TV stand to remain and freestanding traditional gas fire.

The kitchen has been fitted with oak shaker style wall and base units with display cabinet and laminate work surfaces with tiled splashback. A range of appliances to remain include; 4-ring 'Lamona' gas hob with pull-out extractor hood over, oven with grill and plumbing is provided for white goods. Further benefiting from a stainless steel sink unit, uPVC window overlooking the rear garden and offers views over the Valley.

A courtesy door leads into the utility room which houses the traditional gas boiler and a uPVC door leads out to the rear garden. The second reception room/playroom is a further good size room with uPVC window to the front elevation and carpeted flooring.

FIRST FLOOR

The first floor landing offers a loft hatch providing access to the loft space and airing cupboard houses the hot water tank with shelving for laundry. All doors lead off.

The master bedroom is a superb size double room with fitted sliding door wardrobes, a uPVC window to the front elevation and carpeted flooring.

Bedrooms Two and Three are both good size double rooms offering carpeted flooring.

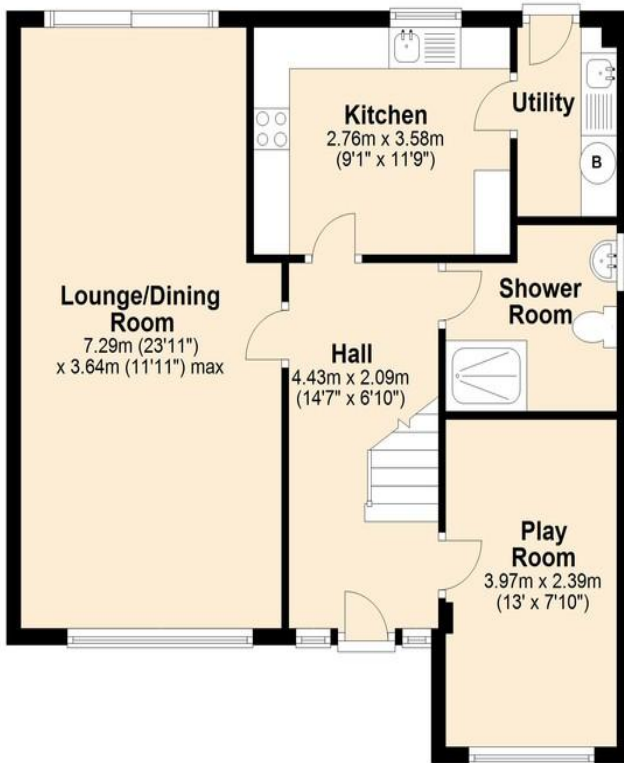
Bedroom Four is a comfortable single room with uPVC window to the rear offering views over the Valley and beyond.

The family bathroom (in need of modernisation) is fitted with a traditional 3-piece suite with panelled bath, wash-hand basin and WC. Providing tiled splashback, vinyl floor covering and a uPVC window to rear.



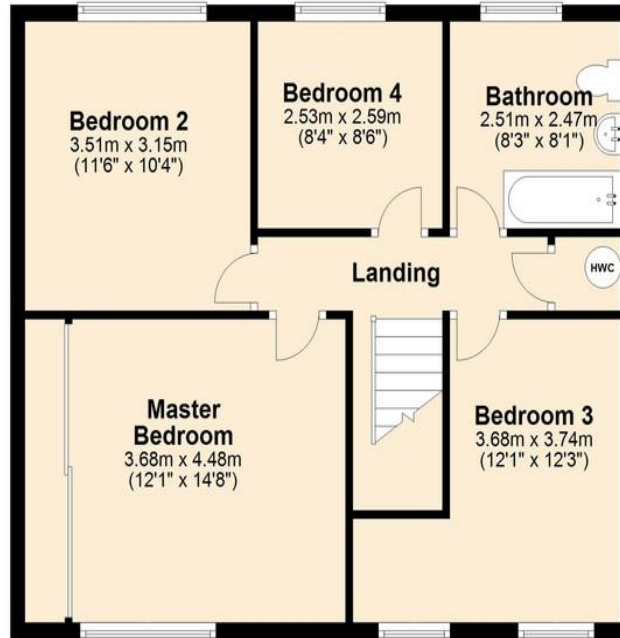
Ground Floor

Approx. 64.1 sq. metres (689.8 sq. feet)



First Floor

Approx. 60.9 sq. metres (655.8 sq. feet)



Total area: approx. 125.0 sq. metres (1345.6 sq. feet)

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

GARDENS AND GROUNDS

No.26 is approached off the quiet cul-de-sac onto a concrete driveway providing off-road parking for two vehicles, leading to a single garage with traditional up and over door. The front garden is laid to lawn with an array of shrub borders and a footpath leading to the front door with canopy over. To the rear lies a sunny lawned garden enjoying a south-west position and backing onto a tall tree line/rail line - enjoying further views over the Valley (the boundary is the wire fencing). Side access is provided to the front of the property.

SERVICES AND TENURE

All mains services connected. Freehold.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

