



62 Highfield Place
Sarn, Bridgend, CF32 9RN

WATTS & MORGAN 150
YEARS

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Offers in excess of £399,950 Freehold

4 Bedrooms : 2 Bathrooms : 3 Reception Rooms

We present to the market this spacious four-bedroom detached family home situated in a convenient location in Sarn, Bridgend. Within walking distance of all local amenities, shops, and close proximity to Junction 36 of the M4. Accommodation comprises entrance hallway, lounge, second reception room, WC, utility, study, kitchen/dining room and conservatory. First floor landing, double bedroom with en-suite shower room, three further double bedrooms and a 4-piece family bathroom. Externally enjoying a private driveway and a rear enclosed low maintenance garden. Being sold with no ongoing chain. EPC Rating "C"

Directions

- Bridgend Town Centre 3.0 miles
- Cardiff City Centre 21.1 miles
- M4 (J36) 1.3 miles



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Summary of Accommodation

GROUND FLOOR

The property is accessed via a solid wood door into an entrance hallway featuring laminate flooring and a carpeted staircase leading to the first-floor landing. Downstairs WC has been fitted with a 2-piece suite comprising of low-level WC and wall mounted sink, partially tiled walls, tiled flooring and window to the side elevation. The converted garage is now a further reception with laminate flooring, windows to the front elevation. The utility has been fitted with wall and base units and work surfaces. Plumbing has been provided for multiple appliances. Further features include tiled flooring and houses the gas boiler. Double doors lead into the spacious living room with bay fronted windows to the front elevation, carpeted flooring, and central feature fireplace on a marble hearth. The open plan kitchen/dining room has been comprehensively fitted with a range of wall and base units and work surfaces. Integral appliances to remain include 4-ring gas hob, oven, grill and stainless-steel extractor fan, dual bowl stainless steel sink, integral fridge and freezer. Space has been provided for an appliance. Partially tiled walls, tiled flooring and a central island with continuation of the worktops with space for high stools, window overlooking the rear and ample space for freestanding dining furniture. The conservatory features patio doors leading out to the rear garden, laminate flooring and a fan. The study is a spacious reception room with carpeted flooring, velux skylight window and window overlooking the rear.

FIRST FLOOR

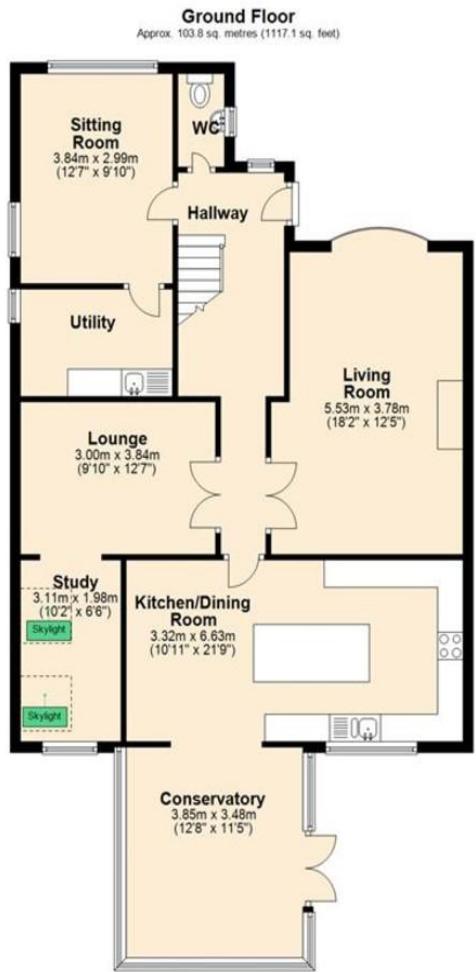
The first floor landing features carpeted flooring and large internal fitted storage cupboard. Bedroom one is a generous sized double bedroom with laminate flooring and window to the front elevation. Leads into an en-suite shower room which has been fitted with a 3-piece suite comprising of a separate walk-in shower cubicle, WC and circular wash-hand basin set within vanity unit. Further features include fully tiled walls, spot lighting, tiled flooring and window to the front elevation. Bedroom two is a spacious double bedroom with carpeted flooring, window to the front elevation, provides access to the loft hatch and two integral fitted wardrobes. The family bathroom has been fitted with a 4-piece suite comprising circular bath with overhead shower, bidet, pedestal wash-hand basin and WC. Further features include partially tiled walls, carpeted flooring and window to the side elevation. Bedroom three is again a further double bedroom with carpeted flooring and window to the rear elevation. Bedroom four is a double bedroom with carpeted flooring and window to the rear elevation.

GARDENS AND GROUNDS

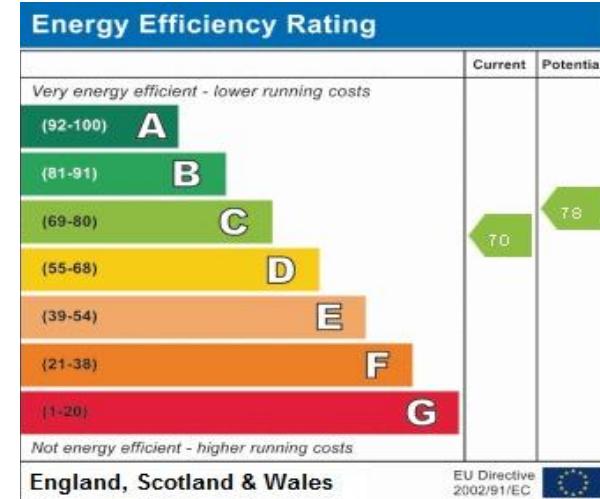
No.62 is accessed off Highfield Place. To the front of the property is a private paved driveway with space for multiple vehicles. To the rear of the property lies a fully enclosed low maintenance garden laid with chippings.

SERVICES AND TENURE

All mains services connected. Freehold.



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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