



72 Ffordd Maendy
Sarn , Bridgend, CF32 9GF



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£230,000 Freehold

4 Bedrooms : 2 Bathrooms : 1 Reception Rooms

We are pleased to present to the market this spacious three storey 4 bedroom semi-detached property located within the popular Barratts development in Sarn. Within walking distance of local amenities and close proximity to Junction 36 of the M4 & McArthur Glen Retail Outlet.

Accommodation comprises: Entrance hallway, WC, Open plan Kitchen / Dining/ Living room. First floor landing three bedrooms, family bathroom. Second floor main double bedroom with en-suite shower room. Externally enjoying a rear enclosed low maintenance garden, driveway and parking for 4 vehicles. EPC "B"

Directions

- Bridgend Town Centre 3.9 miles
- Cardiff City Centre 22.1 miles
- M4 (J36) 1.7 miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed composite door into the entrance hall offering vinyl flooring and a carpeted staircase to the first floor landing. A door leads into a 2-piece WC/cloakroom where plumbing and worktop space has been provided for white goods. The open plan kitchen/ living room is a generous sized reception room with laminate flooring throughout windows to the front and patio doors opening out onto the rear garden. The kitchen area has been fitted with a range of wall and base units with vinyl worksurfaces. Integral appliances to remain include; oven and grill with a 4-ring gas hob with extractor fan over, dishwasher and space has been provided for free standing fridge freezer. This open plan room has plenty of space for free standing living/ dining furniture.

FIRST FLOOR

The first floor landing offers carpeted flooring and a uPVC window to the front elevation and a further carpeted staircase rising to the second floor. Bedroom two is situated to the rear of the property and is a good sized double room with carpeted flooring and windows to the rear, bedroom three is a further double room with carpeted flooring and windows to the front, bedroom four is a comfortable single with windows to the rear. The Family bathroom has been fitted with a three-piece white suite comprising of a panelled bath with overhead shower, hand wash basin and low level WC with dual flush, offering laminate flooring and partially tiled walls.

SECOND FLOOR

The second floor landing features an inbuilt storage cupboard and leads into the main bedroom. Bedroom one is a spacious double bedroom with carpeted flooring with built-in wardrobes, windows to the front and Velux skylight window to the rear. Leading into the en-suite shower room which has been fitted with a three-piece suite comprising of a separate shower cubicle, WC and wash hand basin, further features laminate and Velux window to the rear.

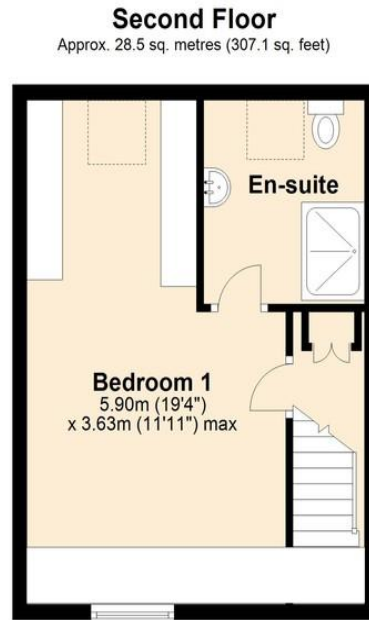
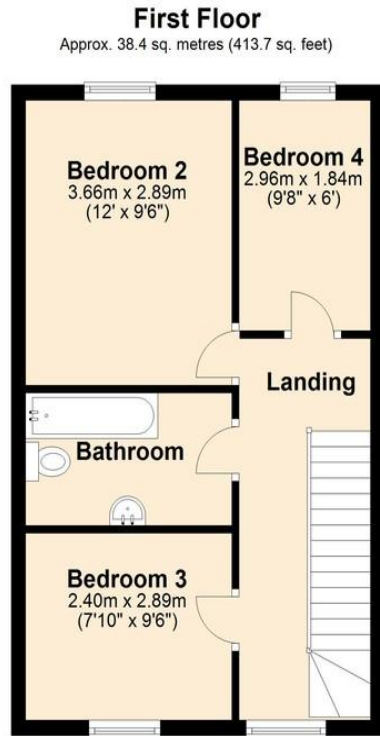
GARDENS AND GROUNDS

No 72 is accessed off Ffordd Maendy with a driveway leading round to the rear of the property where four allocated parking spaces are provided. To the rear of the property lies a fully enclosed low maintenance garden with raised patio area ideal for outdoor furniture, a courtesy gate provides access onto the side of the property.

SERVICES AND TENURE

Freehold all mains connected.

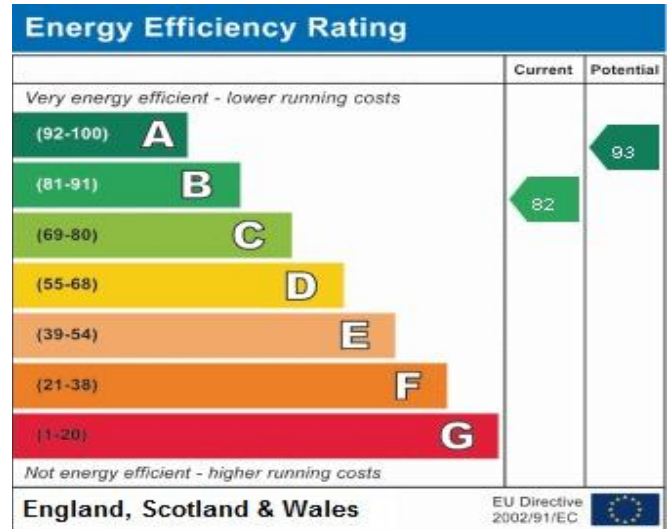




Total area: approx. 108.5 sq. metres (1167.6 sq. feet)

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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