



8 Clos Tyn Y Coed  
Sarn, Bridgend, CF32 9PQ



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**£250,000** Freehold

**3 Bedrooms : 1 Bathrooms : 1 Reception Rooms**

Presenting to the market this 3 bedroom detached property situated in a popular development in Sarn. Within close proximity to all local amenities, schools, shops and Junction 36 of the M4. Accommodation comprises; entrance hallway, WC, lounge and kitchen/breakfast room. First floor landing, 2 double bedrooms, 1 single bedroom and a family bathroom. Externally enjoying an enclosed rear garden, single garage and parking space. EPC Rating; 'C'

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## Directions

- Bridgend Town Centre 3.4 miles
  - Cardiff City Centre 21.4 miles
  - M4 (J36) 1.4 miles
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**Your local office: Bridgend**

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## Summary of Accommodation

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### GROUND FLOOR

The property is accessed via a uPVC front door leading into an entrance hallway. The entrance hallway offers a WC which has been fitted with a 2-piece suite comprising; WC and wall-mounted sink. Window to the front elevation. The spacious open-plan lounge/dining room is a spacious reception room with carpeted flooring, carpeted staircase leading up to the first floor landing and windows to the front elevation. The kitchen/breakfast room has been fitted with a range of wall and base units and complementary laminate work surfaces. Integral appliances to remain; 4-ring gas hob, oven, grill, extractor fan and dishwasher. Space and plumbing has been provided for a n appliance and space for a freestanding fridge/freezer. Also features vinyl flooring, built-in storage cupboard and patio doors leading out onto the rear garden.

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### FIRST FLOOR

Bedroom One is a good size double bedroom situated to the front of the property with carpeted flooring and windows to the front. Bedroom Two is a further double bedroom with carpeted flooring and windows to the rear. Bedroom Three is a comfortable single bedroom with carpeted flooring and windows to the front. The family bathroom has been fitted with a 3-piece suite comprising; panelled bath with over-head shower, pedestal sink and WC. Features vinyl flooring, partially tiled walls and windows to the rear.

### GARDENS AND GROUNDS

No. 8 is accessed off Clos Tyn Y Coed. To the rear of the property is a fully enclosed rear garden with raised decked area. The property benefits from a separate single garage.

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### SERVICES AND TENURE

All mains services connected. The property is Freehold. The single garage is Leasehold.

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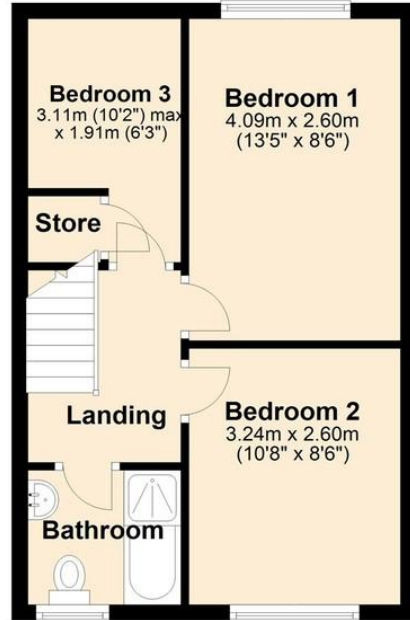
### Ground Floor

Approx. 35.4 sq. metres (380.7 sq. feet)



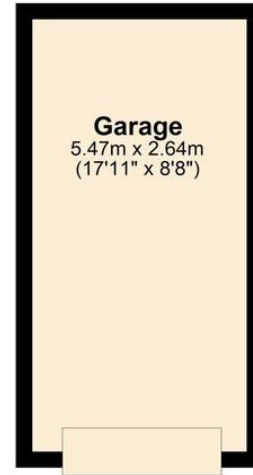
### First Floor

Approx. 34.1 sq. metres (367.0 sq. feet)



### Second Floor

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garages, approx. 14.4 sq. metres (155.4 sq. feet)



Main area: Approx. 69.5 sq. metres (747.7 sq. feet)

Plus garages, approx. 14.4 sq. metres (155.4 sq. feet)

All measurements are approximate, and for display purposes only.  
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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			91
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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