



10 Park Place  
Sarn, Bridgend, CF32 9UA



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£179,950 Freehold

## 3 Bedrooms : 1 Bathrooms : 2 Reception Rooms

This well-proportioned 3 bedroom semi-detached dormer bungalow being sold with no on going chain. Situated in a quiet cul-de-sac within Sarn, Bridgend within walking distance to all local amenities, transport links. Close proximity to Junction 36 of the M4. Accommodation comprises; entrance hallway, lounge, family bathroom, conservatory, kitchen. First floor landing, two double bedrooms. Externally enjoying front and rear lawned gardens with private driveway with space for multiple vehicles. EPC Rating; 'E'

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### Directions

- Bridgend Town Centre 3.3 miles
  - Cardiff City Centre 21.5 miles
  - M4 (J36) 1.8 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 the entrance hallway with a newly fitted carpeted staircase leading up to the first floor landing. The main lounge is a spacious reception room with a central feature fireplace, windows to the front and double doors leading into the conservatory. The conservatory is a further reception room with tiled flooring and patio doors leading out onto the rear garden. The kitchen has been comprehensively fitted with a range of oak-effect wall and base units and complementary laminate work surfaces. Integral appliances to remain; oven, grill, extractor fan and fridge/freezer. Space and plumbing has been provided for further appliances. Also features windows overlooking the conservatory, partially tiled walls and tiled flooring.

The family bathroom has been fitted with a three piece white suite comprising of a panelled bath with over-head shower, pedestal sink and low level WC. Further features tiled walls, tiled flooring and windows to the side elevation.

### FIRST FLOOR

The first floor landing leads into both bedrooms. Bedroom One is a generous size double bedroom situated to the front of the property with laminate flooring, windows to the front and a built-in storage cupboard housing the gas combi boiler. Bedroom Two is situated to the rear of the property, another double bedroom with carpeted flooring and windows to the rear. Bedroom three is a comfortable single room with carpeted flooring and windows to the rear.

### GARDENS AND GROUNDS

No 10. is accessed into the quiet cul-de-sac of Park Place offering a lawned garden to the front and private driveway with space for multiple vehicles leading down to the rear garden. The rear garden is laid to lawn and benefits from a raised decked area ideal for outdoor furniture.

### SERVICES AND TENURE

All mains services connected. Freehold.

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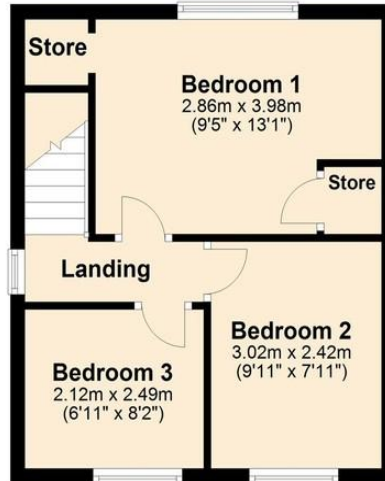
### Ground Floor

Approx. 49.2 sq. metres (529.5 sq. feet)



### First Floor

Approx. 29.8 sq. metres (320.8 sq. feet)

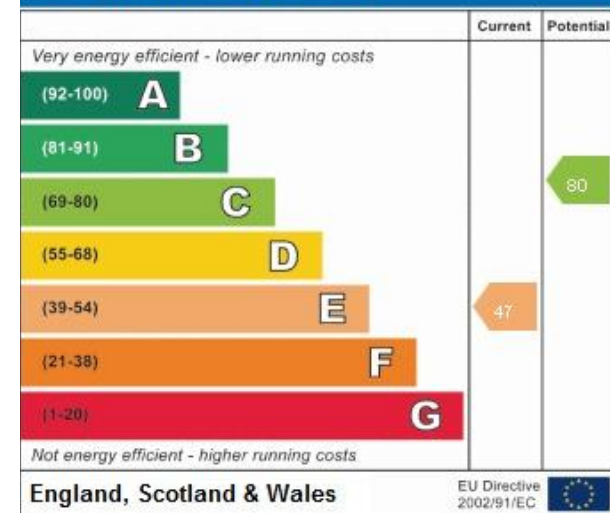


Total area: approx. 79.0 sq. metres (850.4 sq. feet)

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



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