



5 Forest Close
Sarn, Bridgend, CF32 9SE



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£215,000 Freehold

3 Bedrooms : 1 Bathrooms : 1 Reception Rooms

Offering to the market this well presented spacious three bedroom bungalow with potential to extend into the attic. Situated in Sarn, Bridgend and being sold with no on-going chain. Within walking distance to local shops and amenities and close proximity to Bridgend town centre and Junction 36 of the M4. Accommodation comprises; entrance hall, lounge, kitchen/dining room, 2 double bedrooms, 1 single bedroom and a family bathroom. Externally enjoying a private driveway, single garage and large rear enclosed garden. EPC Rating; 'D'

Directions

- Bridgend Town Centre 3.1 miles
- Cardiff City Centre 21.0 miles
- M4 (J36) 1.1 miles

Your local office: Bridgend

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Summary of Accommodation

ACCOMMODATION

Access via a uPVC front door leading into the entrance hallway offering laminate flooring and a built-in storage cupboard. The main living room is a spacious reception room offering laminate flooring, windows to the front and a central feature electric fire place. The kitchen/dining room has been fitted with a range of high gloss wall and base units and complementary laminate work surfaces. Integral appliances to remain; 4-ring gas hob, oven, grill, stainless extractor fan and dishwasher. Space and plumbing have been provided for further appliances and ample space for freestanding dining furniture. Further features include laminate flooring, partially tiled walls and windows to the side and front with a fully glazed door providing access out onto the side of the property. The living room leads into the inner hallway where all doors lead off to the bedrooms. Bedroom One is a generous size double bedroom offering laminate flooring, built-in storage cupboard and windows overlooking the rear garden. Bedroom Two is a further good size double bedroom offering laminate flooring, windows overlooking the rear garden and access to the loft hatch with pull-down ladder. Bedroom Three is a comfortable single room offering laminate flooring and windows to the side. The family bathroom has been fitted with a 3-piece suite comprising of a panelled bath with over-head shower, wash hand basin set within vanity unit and WC. Also featuring fully tiled walls and flooring and obscured uPVC windows to the side.

GARDENS AND GROUNDS

No. 5 is accessed off the quiet cul-de-sac of Forest Close. To the front of the property is a private driveway leading to the single garage. To the rear of the property lies a large rear garden predominantly laid to lawn with patio and raised decked areas ideal for outdoor furniture. The rear garden benefits from a private outlook backing onto commoner's land. The rear garden benefits from a further outdoor store.

SERVICES AND TENURE

All mains' services connected. Free hold.



Ground Floor

Approx. 78.4 sq. metres (844.1 sq. feet)



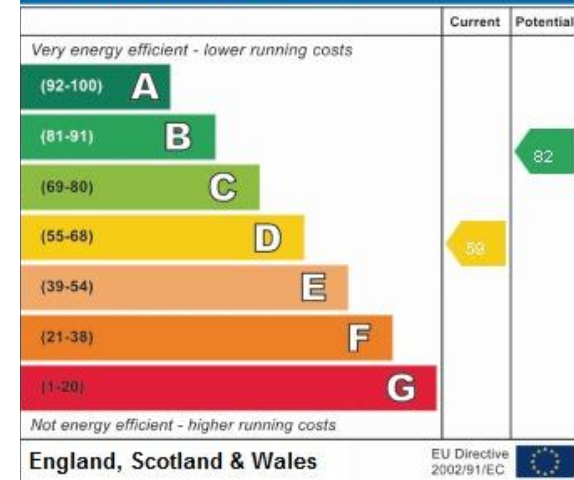
Total area: approx. 78.4 sq. metres (844.1 sq. feet)

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.



Energy Efficiency Rating



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