



13 Heol Bryncethin, Sarn
Bridgend, CF32 9GG



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£174,950 Freehold

4 Bedrooms : 2 Bathrooms : 1 Reception Room

A well positioned Semi-detached Townhouse situated within close proximity to local amenities, road and rail links. Enjoying open views to the front, the accommodation comprises; entrance hall, WC/Utility, Kitchen/Dining/Living room, three bedrooms and a family bathroom to the first floor, master bedroom with dressing area and en-suite to the second floor. Externally the property benefits from an enclosed landscaped garden with shed and two allocated parking spaces. EPC Rating; 'C'.

- Bridgend Town Centre 3.8 miles
 - Cardiff City Centre 21.6 miles
 - M4 (J36) 3.2 miles
-

Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

GROUND FLOOR

The property is accessed via a composite front door into the entrance hallway featuring carpeted half turn staircase leading to the first floor landing and a built-in storage cupboard featuring 'Ideal Classic' general heating boiler.

WC has been fitted with a 2-piece white suite comprising low level dual flush W/C, pedestal sink with tiled splashback and vinyl flooring.

Further benefiting from plumbing facilities for a washing machine.

Kitchen/Dining/Living Room is an open plan space featuring a contemporary high gloss black kitchen comprising wall and base units with laminate work surfaces and upstands. Integral appliances to remain include 'Zanussi' electric oven with 4-ring gas hob, glass splashback and extractor fan, plumbing is available for a freestanding dishwasher and space for a fridge freezer. Further features include; vinyl flooring and a uPVC window overlooking the front of the property which enjoys open countryside views. The kitchen opens into a spacious dining/living room featuring uPVC French doors with side panels adjacent leading out to the rear garden and carpeted flooring.

FIRST FLOOR

Landing with carpeted staircase leading to the second floor features a uPVC window to the front elevation.

Bedroom Two is a spacious double bedroom with a uPVC window to the rear elevation and carpeted flooring.

Bedroom Three is a further double bedroom with carpeted flooring and uPVC window overlooking the front of the property.

Bedroom Four is a comfortable single bedroom with uPVC window to the rear elevation and carpeted flooring. Currently utilised as a home study.

Family Bathroom has been fitted with a 3-piece white suite comprising a panelled bath with hand-held shower over, wash-hand basin and low level WC. Further features include vinyl flooring and partially tiled walls.

SECOND FLOOR

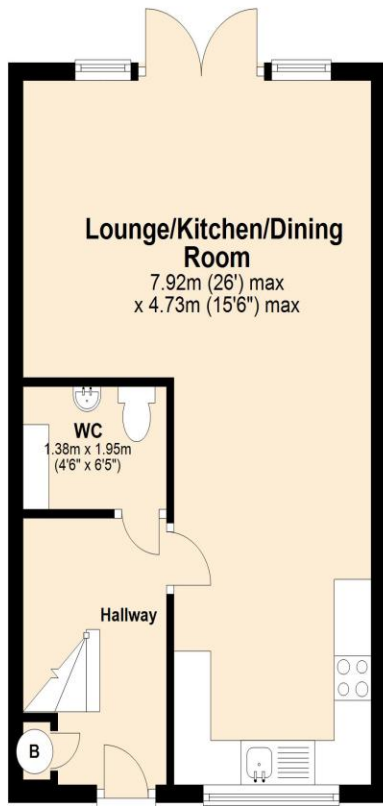
Landing with carpeted flooring and a built-in cupboard housing the hot water cylinder with shelving.

Master Bedroom is a spacious double bedroom with a uPVC window to the front elevation, a built-in dressing area featuring double fitted wardrobes. Further features include; velux window and carpeted flooring.

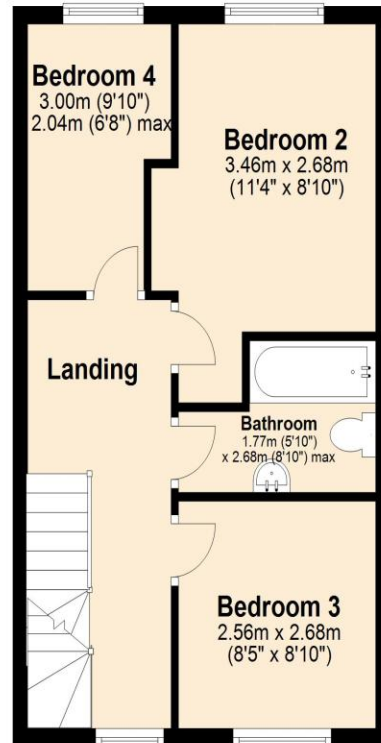
En-suite shower room comprising walk-in shower cubicle, wash-hand basin and low level dual flush WC. Further features include; a velux window and vinyl flooring.



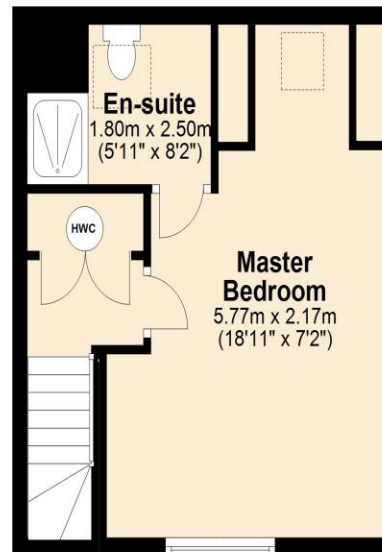
Ground Floor



First Floor



Second Floor



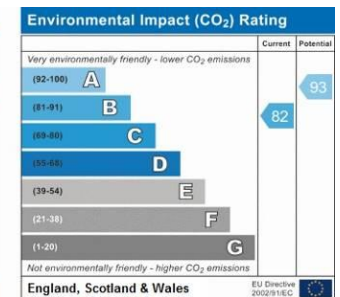
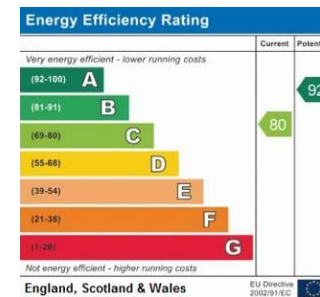
Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

GARDENS AND GROUNDS

No. 13 benefits from two allocated parking spaces. To the front of the property is a gravelled forecourt garden benefiting from open views. To the rear of the property is a landscaped garden featuring patio area, lawned garden and raised patio with timber shed. Further features enclosed timber fencing and courteside gate.

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.

Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

