



24 Heol Bryncethin, Sarn
Bridgend, CF32 9GG



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£179,950 Freehold

4 Bedrooms : 2 Bathrooms : 1 Reception Room

Watts & Morgan are pleased to offer to the market this spacious end terraced town house situated in the popular Barratt Homes development in Sarn. Built in 2014 and enjoying open views to the front aspect over the development green. Within close proximity to local amenities, J36 of the M4 and McArthur Glen Retail Outlet. Accommodation comprises; Entrance Hall, cloakroom WC, Utility, open plan Kitchen/Dining/Living room. First floor landing, Three bedrooms and a 3-piece Family Bathroom. Second floor landing with Master Bedroom and En-suite shower room. Externally the property benefits from an enclosed landscaped rear garden and two allocated parking spaces. EPC Rating; 'B'.

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

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Summary of Accommodation

GROUND FLOOR

Accessed via a composite door into the Entrance Hallway featuring a carpeted half turn staircase leading to the first floor landing with built-in storage cupboard housing the 'Ideal Logic' gas boiler. The Cloakroom WC has been fitted with a 2-piece white suite comprising; wash hand basin with tiled splashback, WC and vinyl flooring. Further benefiting from plumbing facilities for a white goods. The open plan Kitchen/Dining/Living Room features a high gloss fitted white kitchen comprising wall and base units with laminate work surfaces. Integral appliances to remain include; 'Baumatic' electric oven with 'Amica' 4-ring gas hob, tiled splashback and extractor fan over. Space available for a freestanding fridge freezer. Further features include; vinyl flooring and a uPVC window overlooking the front of the property which enjoys open countryside views. Opening into the spacious Dining/Living room featuring laminate wood flooring and uPVC French doors lead to the rear garden.

FIRST FLOOR

The Landing provides a carpeted staircase leading to the second floor and a uPVC window to the front elevation. Bedroom Two is a spacious double room with a uPVC window to the rear elevation and carpeted flooring. Bedroom Three is a further double room with a uPVC window overlooking the front of the property and carpeted flooring. Bedroom Four is a comfortable single room with a uPVC to the rear elevation and carpeted flooring. The Family Bathroom has been fitted with a 3-piece white suite comprising; panelled bath with hand-held shower over, wash-hand basin and WC. Further features include; vinyl flooring and partly tiled walls.

SECOND FLOOR

The Landing offers carpeted flooring and a large airing cupboard houses the 'Tribune' hot water cylinder with shelving. The Master Bedroom is a spacious double room with a uPVC window to the front elevation, Velux window, carpeted flooring and space for freestanding bedroom furniture. The En-suite shower room comprises; walk-in shower cubicle, wash-hand basin and WC. Further features include; Velux window and vinyl flooring.

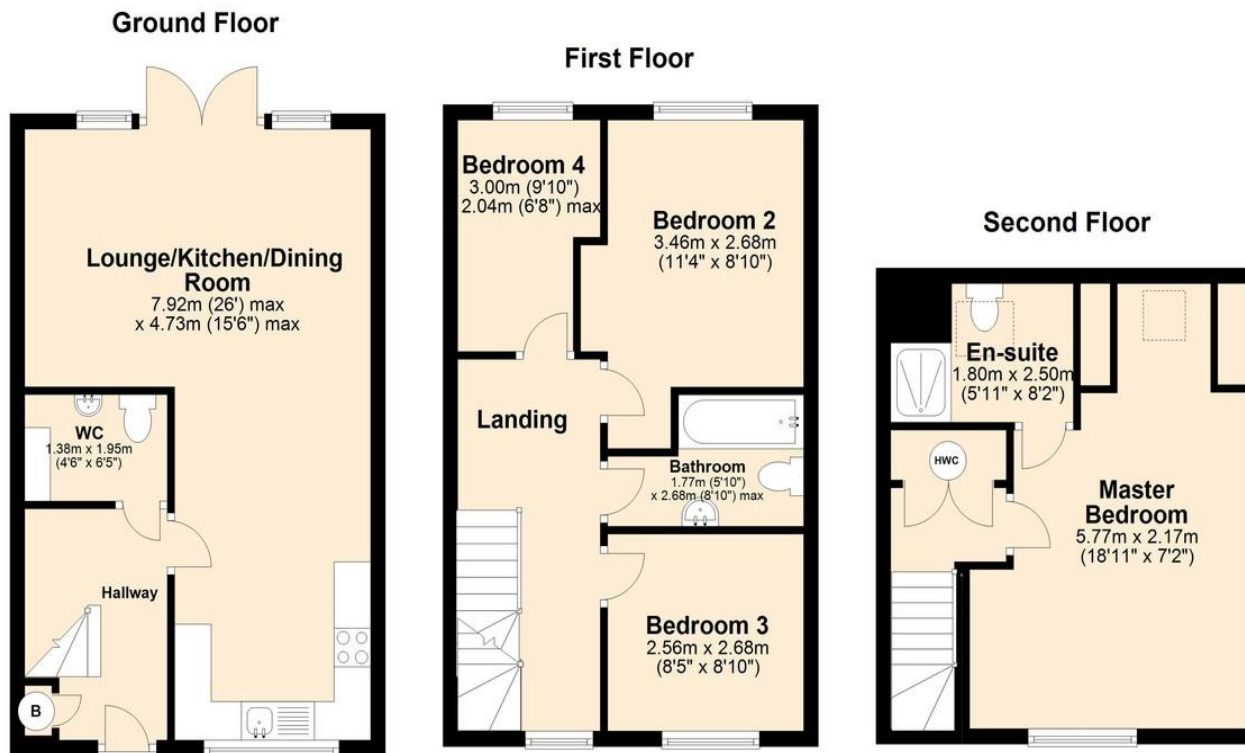
GARDENS AND GROUNDS

No.24 benefits from two allocated parking spaces to the side of the property. To the front of the property is a gravelled forecourt with footpath leading to the front door benefiting from open views over greenery. To the rear of the property lies a private landscaped garden featuring an astro turf area and stone chippings section, enclosed by timber fencing.



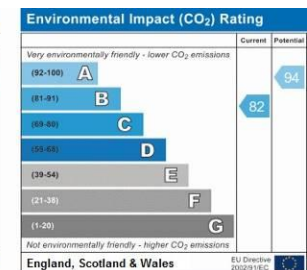
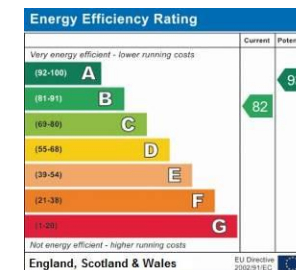
SERVICES AND TENURE

All mains services connected. Freehold.



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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