



18 Queens Avenue
Sarn, Bridgend, CF32 9SS



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£89,950 Freehold

3 Bedrooms : 1 Bathroom : 1 Reception Room

Watts & Morgan are pleased to present to the market this three bedroom mid-terraced property located in Sarn. Within walking distance to local amenities and reputable schools; and close proximity to J36 of the M4. Accommodation comprises; entrance hall, kitchen, lounge/dining room & conservatory. First floor landing, two double bedrooms, a single bedroom and family bathroom. Externally offering on-road parking and a rear garden. Offering no on-going chain. EPC Rating "D."

- Bridgend Town Centre 3.4 miles
- Cardiff City Centre 21.1 miles
- M4 (J36) 1.5 miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entered via a partly glazed uPVC door into the entrance hall offering laminate flooring, a carpeted staircase to the first floor landing and a cupboard for storage.

The kitchen has been fitted with a range of traditional wall and base units with vinyl worksurfaces. Space and plumbing has been provided for a freestanding oven and white goods. Further features include laminate flooring, a uPVC window to the rear elevation, partly tiled walls and a wall mounted combi boiler.

The lounge/dining room is a generous sized reception room offering laminate flooring, a uPVC window to the front elevation and a uPVC door provides access into the conservatory.

The conservatory offers tiled flooring and uPVC French doors providing access to the rear garden.

FIRST FLOOR

The first floor landing offers carpeted flooring and a cupboard for storage.

Bedroom one is a good sized double bedroom offering carpeted flooring, a uPVC window to the front elevation and a loft hatch giving access to the loft space.

Bedroom two is a further double bedroom offering laminate flooring and a uPVC window to the front elevation.

Bedroom three offers carpeted flooring and a uPVC window to the front elevation.

The family bathroom has been fitted with a 3-piece suite comprising; panelled bath with shower over, wash-hand basin and WC. Further features include tiled flooring, vinyl walls and an obscured uPVC window to the rear elevation.

GARDENS AND GROUNDS

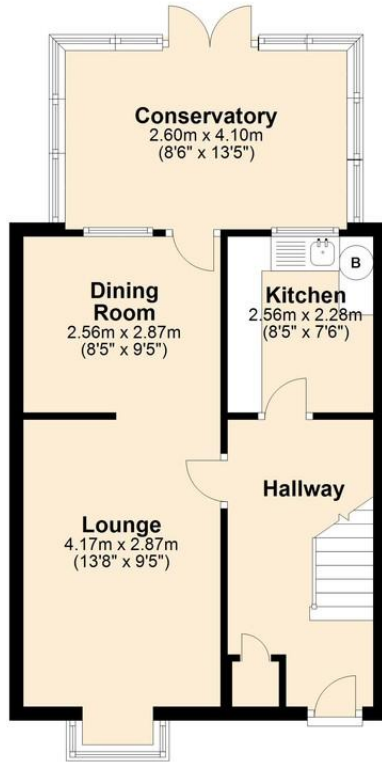
No.18 offers on-road parking and a rear enclosed garden.

SERVICES AND TENURE

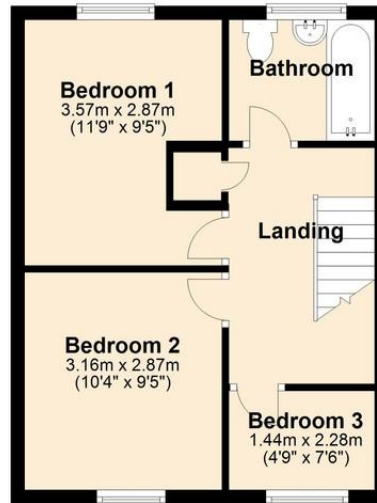
All mains services connected. Freehold.



Ground Floor
Approx. 46.5 sq. metres (500.9 sq. feet)

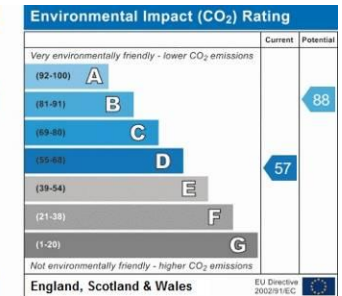
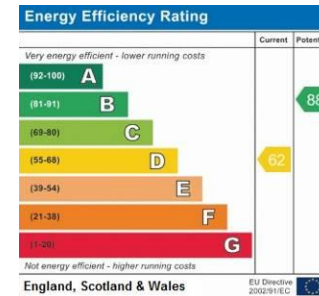


First Floor
Approx. 35.2 sq. metres (379.3 sq. feet)



Total area: approx. 81.8 sq. metres (880.2 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.

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