



3 Ffordd Maendy, Sarn
Bridgend, CF32 9EZ



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£184,950 Freehold

3 Bedrooms : 2 Bathrooms : 1 Reception Room

Watts & Morgan are pleased to offer to the market this spacious three bedroom detached property located within the popular Barratts development in Sarn. Within walking distance of local amenities and close proximity to Junction 36 of the M4 & McArthur Glen Retail Outlet. Accommodation comprises; entrance hall, kitchen/dining room, lounge & WC. First floor landing, master bedroom with en-suite shower room, further double bedroom, single bedroom and a family bathroom. Externally enjoying a private driveway with space for two vehicles and a rear enclosed garden. Offering no ongoing chain. EPC Rating 'C.'

- Bridgend Town Centre 3.9 miles
- Cardiff City Centre 21.6 miles
- M4 (J36) 2.2 miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed composite door into the entrance hall offering vinyl flooring and a carpeted staircase to the first floor landing. A door leads into a 2-piece WC/cloakroom and a courtesy door provides access to the rear garden.

The lounge is a generous sized reception room offering carpeted flooring and a uPVC window to the side elevation.

The open-plan kitchen/dining room has been fitted with a range of wall and base units with vinyl worksurfaces. Integral appliances to remain include; double oven and grill with a 4-ring gas hob with extractor fan over, dishwasher and fridge freezer.

Further features include a stainless-steel sink unit, uPVC window to the rear elevation and a cupboard housing the combi boiler.

The dining area offers continuation of vinyl flooring, uPVC French doors opening onto the rear garden and uPVC doors to the front elevation.

FIRST FLOOR

The first floor landing offers carpeted flooring and a uPVC window to the rear elevation.

The master bedroom is a good sized double bedroom offering carpeted flooring and a uPVC window to the front elevation. Leading into a 3-piece en-suite shower room.

Bedroom two is another good-sized double bedroom offering carpeted flooring, a uPVC window to the front elevation, a cupboard for storage and a loft hatch giving access to loft space.

Bedroom three is a single bedroom offering carpeted flooring and a uPVC window to the side elevation.

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



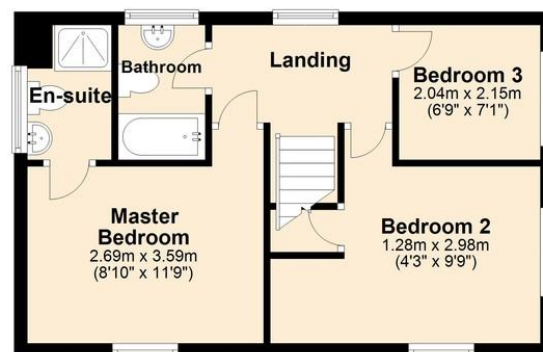
Ground Floor

Approx. 37.7 sq. metres (405.4 sq. feet)



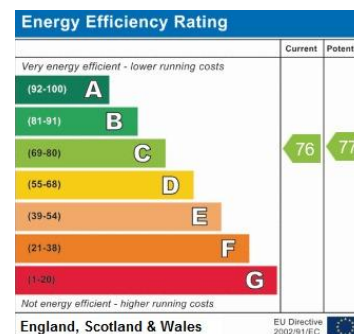
First Floor

Approx. 37.7 sq. metres (405.4 sq. feet)



Total area: approx. 75.3 sq. metres (810.7 sq. feet)

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



GARDENS & GROUNDS

No. 3 is approached off the road onto a private driveway with space for two vehicles.

To the rear of the property lies a patio area ideal for garden furniture enclosed by a feather edged fence and brick wall with raised flower borders.

SERVICES

All mains services connected.

TENURE

Vendor is currently in the process of purchasing the Freehold. For more information please contact our Bridgend office.



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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