

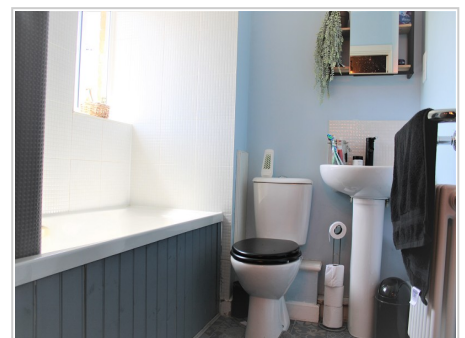
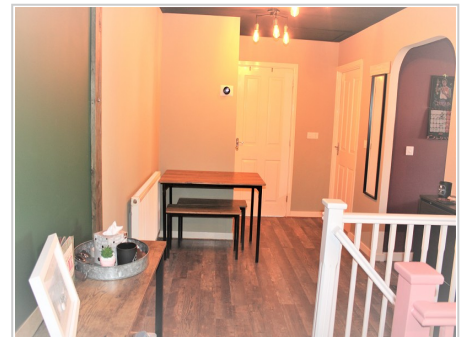
4-6 Dunraven Place, Bridgend. CF31 1JD

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29 Clos Tyn Y Coed  
Sarn  
Bridgend  
Bridgend County.  
CF32 9NQ

121,500



- Unique Coach house Property
- Open plan living
- Spacious One Bedroom
- uPVC Double Glazing Windows
- Gas Central Heating
- Driveway Parking & Garage
- Garden to rear
- Ideal First Time Buy

Ref: PRA11632

## Viewing Instructions: Strictly By Appointment Only

### General Description

A unique spacious one-bedroom coach house with garage and garden in Clos Tyn-Y-Coed Sarn. The property is within proximity to all local facilities and amenities and provides good access to Junction 36 of the M4 motorway, the McArthur Glen Designer Outlet, along with all the other local retail parks & train link & Bridgend Town Centre with all its facilities and amenities including the South Wales main line train station. The property has recently been decorated throughout with new flooring & carpets, new gas hob & WI fi enabled oven, uPVC double glazing, gas central heating via combination boiler. The property benefits from driveway parking & garage with rear garden. The property would be an ideal first time buy.

The property comprises: - GROUND FLOOR: - Entrance Hall. FIRST FLOOR: - Open plan Lounge, diner; Kitchen; Master Bedroom; Bathroom. OUTSIDE: - Driveway parking and garage at the front with a rear garden.

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### Accommodation

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#### Ground Floor

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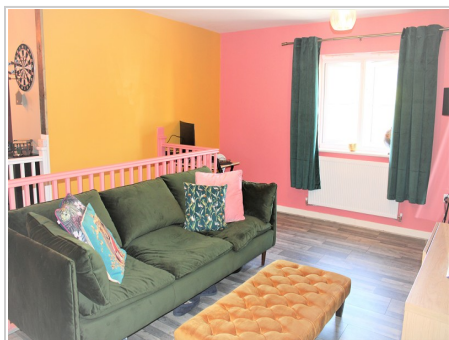
##### Entrance Hall

Via a front door leading into the entrance hall with newly fitted carpet, one radiator, skimmed ceiling, staircase leading to first floor.

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##### First Floor

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##### Lounge/Diner (24' 8" x 18' 10") or (7.53m x 5.74m)

uPVC Georgian window to the front, attractive laminated flooring, three radiators, skimmed ceiling, attractive two-tone spindle staircase, attractive archway leading into:



##### Kitchen (10' 3" x 8' 1") or (3.13m x 2.46m)

A range of base and wall units in light beech with chrome fittings, complimentary worksurface, stainless steel sink unit with chrome mixer taps, chrome gas hob, WI fi enabled electric oven, chrome splashback, space for fridge/freezer, plumbed for automatic washing machine, uPVC Georgian window to the front, skimmed ceiling with spotlighting, vinyl flooring, white panel door leading into a storage area with ample storage and housing the combination boiler, white panel door with chrome fittings leading into:

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## Master Bedroom (10' 5" x 9' 6") or (3.18m x 2.90m)

uPVC Georgian window to the front, fitted carpet, one radiator, skimmed ceiling, one wall fitted with white panel double wardrobes.

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## Bathroom

Three-piece suite in white with chrome fittings, shower over the bath with shower curtain, uPVC obscure glazed window to the rear, fully tiled around the bath area, attractive vinyl flooring, one radiator, skimmed ceiling, electric shaving point, splashback tiling behind the sink unit.

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## Outside

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### Front

Driveway with parking leading up to garage with up and over doors.  
Door to rear of garage leading out to the rear garden.

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### Rear

Rear garden.

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## Services

Mains electricity, mains water, mains drainage, mains gas

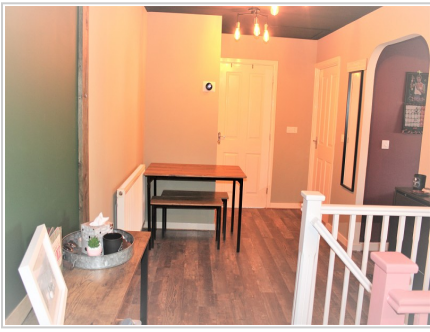
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band Not Specified

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*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*