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5 Heol Llansantffraid Sarn Bridgend CF32 9NP

120,000



- NO ONGOING CHAIN
- · 3 Bedroom Semi-Detached Property
- · Set on Generous Size Corner Plot
- · Updating Required
- Garage
- Driveway Parking









Ref: PRA11870

Viewing Instructions: Strictly By Appointment Only



## **General Description**

Set on a generous size corner plot, 3 Bedroom Semidetached nonstandard construction property with garage & driveway parking. The property requires updating throughout but benefits from gas central heating & Upvc double glazing. The property is being sold with no ongoing chain. The property has access to the Sarn local train station; local facilities and amenities; easy access to junction 36 of the M4 Motorway and the McArthur Glen Designer Outlet; the property also has easy access into Bridgend Town Centre with all its facilities and amenities including the mainline train station.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Lounge; Dining Room; Kitchen; Inner Hallway; Shower Room. FIRST FLOOR: Landing; Family Bathroom; Master Bedroom and Two further bedrooms. OUTSIDE: - Front, side, and rear gardens with driveway & garage.

#### Accommodation

#### **Ground Floor**

#### **Entrance**

via a half-glazed uPVC Georgian front door.

## Hallway

Access to first floor, coved and skimmed ceiling, at the left hand side there is a glass Georgian door leading into: -



Lounge (17' 2" x 12' 4") or (5.22m x 3.76m)

uPVC Georgian window to the front, one double radiator, artex and beamed ceiling, feature uPVC French doors to the rear, stone fireplace with stone recesses and shelving, gas fire inset, wall lighting, fitted carpet.



## Dining Room

uPVC Georgian window to the front, fitted carpet, one radiator, skimmed and beamed ceiling.



### Kitchen

Range of base and wall units in light oak, complimentary worktop, sink unit with mixer taps, plumbed for automatic washing machine, space for cooker, laminated flooring, one double radiator, skimmed and beamed ceiling, uPVC window to the rear, uPVC obscure glazed window to the side, Georgian glass door leading out into: -

## Inner Hallway

Half glazed uPVC door to the side, papered ceiling, door leading into: -

### **Shower Room**

Three-piece suite in white, uPVC obscure glazed window to the side, one radiator.

### First Floor

## Landing

uPVC obscure glazed window to the rear, loft access, artex ceiling, fitted carpet, door leading into storage cupboard.



# **Family Bathroom**

Three-piece suite, uPVC obscure glazed window to the rear, one radiator, skimmed ceiling.



#### Master Bedroom

Two uPVC Georgian windows to the front, fitted carpet, one radiator, artex ceiling, cupboard housing the combination Worcester boiler.



# **Bedroom Two**

uPVC Georgian window to the front, fitted carpet, one radiator, textured ceiling.



### **Bedroom Three**

uPVC Georgian window to the rear, fitted carpet, one double radiator, textured ceiling.

# Outside



# Front

Door leading into the garage, a generous size garden laid to lawn to the front.



### Side

Generous size plot with garden laid to lawn and mature plants, trees and shrubs.

### Rear

Maintenance free rear with a patio area.

# Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:56

## **Tenure**

We are informed that the tenure is Freehold

# Council Tax

**Band Not Specified** 

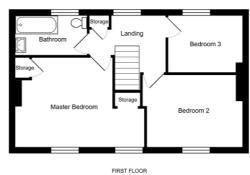
















All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence 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.