



Rectory Close, Sarn, Bridgend . CF32 9QB

£229,950



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Four bedroom detached house in a cul de sac location. The property comprises lounge, kitchen/diner, downstairs WC, study, four double bedrooms, family bathroom, integral garage, enclosed rear garden and off road parking. NO ONGOING CHAIN. Viewing highly recommended.

£229,950 - Freehold

- Four double bedroom detached house
- Good sized lounge
- Modern kitchen/diner
- Study
- No ongoing chain, EPC-C
- Enclosed rear garden/ off road parking/Integral garage



DESCRIPTION

A well presented four double bedroom detached house which offers excellent family accommodation. The property comprises good sized lounge, modern kitchen/dining room with French doors leading to the rear garden, downstairs WC, study, integral garage with access from the house, four double bedrooms with fitted wardrobes to two of the bedrooms, well presented family bathroom with over bath shower, enclosed rear garden. The property is located within a cul de sac. Internal viewing highly recommended to fully appreciate.

Quick links to the M4 corridor at junction 36 and within a short drive to McArthur Glen designer outlet which offers cinema, shops and restaurants. Within a short drive to Bridgend town centre with all facilities, amenities and main line train station. Sarn benefits from local Primary School and Coleg Y Dderwen comprehensive school, doctor surgery, dentist and shops.

ENTRANCE

Via part frosted glazed composite door with stained and leaded detail into the entrance porch finished with artexed ceiling, centre light, emulsioned walls, wood effect laminate flooring. Door way into lounge.

LOUNGE (22' 4" x 11' 11") or (6.81m x 3.64m)

Artexed and coved ceiling, two centre lights, emulsioned walls, PVCu double glazed box window to front aspect, two radiators, feature fireplace, fitted carpet and door way through into study.

STUDY (7' 10" x 6' 0") or (2.39m x 1.83m)

Artexed ceiling, one centre light, emulsioned and papered walls with dado rail and decorative border, PVCu frosted double glazed window to side aspect, oak effect laminate flooring, storage cupboard, radiator and pedestrian door through to garage.

INNER HALLWAY

Artexed and coved ceiling, one centre light, part papered/ part emulsioned walls with dado rail and decorative border, oak effect laminate flooring, radiator, PVCu frosted double glazed door to side aspect and staircase to first floor. Access to downstairs WC.

DOWNSTAIRS W.C.

Artexed ceiling, one centre light, extractor fan, emulsioned walls and tile effect vinyl flooring. Two piece suite comprising low level WC and wall mounted wash hand basin with tiled splash back.

KITCHEN/DINER (20' 2" x 12' 10") or (6.14m x 3.91m)

Artexed and coved ceiling, two centre lights, modern spot light bar to the kitchen area, a range of wall and base units in oak with stainless steel handles and a Corian complementary work top with integrated one and a half bowl stainless steel sink with mixer tap. Integrated appliances include electric double oven, four ring gas hob, cooker hood and slim line dishwasher. Space for freestanding fridge/freezer. PVCu double glazed window to rear aspect and ceramic tiled floor to the kitchen area.

The dining area has a continuation of the artexed and coved ceiling, one centre light, emulsioned walls, radiator, wood effect laminate flooring, PVCu double glazed French doors leading out to the large patio area.



FIRST FLOOR LANDING

Via staircase with hand rail and fitted carpet. PVCu double glazed window to side aspect. Artexed ceiling, one centre light, access into attic, part emulsioned/part papered walls with dado rail and airing cupboard housing hot water tank.

BEDROOM 1 (14' 1" x 10' 11") or (4.30m x 3.32m)

Artexed and coved ceiling, one centre light, emulsioned walls, PVCu double glazed window to front aspect, radiator, fitted carpet, a range of built in wardrobes and bedroom furniture to remain.

BEDROOM 2 (11' 7" x 11' 0") or (3.53m x 3.35m)

Artexed and coved ceiling, one centre light, emulsioned walls, PVCu double glazed window to rear aspect, radiator, fitted carpet, a range of built in wardrobes and bedroom furniture to remain.

BEDROOM 3 (14' 2" x 8' 10") or (4.31m x 2.69m)

Artexed ceiling, one centre light, emulsioned walls, PVCu double glazed window to front aspect, radiator and fitted carpet.

BEDROOM 4 (12' 7" x 8' 9") or (3.83m x 2.67m)

Artexed ceiling, one centre light, emulsioned walls, PVCu double glazed window to rear aspect, radiator and fitted carpet.

FAMILY BATHROOM (7' 8" x 6' 8") or (2.34m x 2.03m)

Skimmed ceiling with modern down lights and extractor fan, fully tiled walls with decorative tiled border, PVCu frosted double glazed window to side aspect, wall mounted heated towel rail and ceramic tiled flooring. Three piece suite comprising low level WC, wash hand basin with mixer tap set within vanity unit and P shaped bath with mains fed shower over and glass shower screen.

OUTSIDE

The rear garden is bounded by chain link fencing and mature hedging, laid mainly to lawn with six steps leading up from the patio area, the steps have borders for mature planting and shrubs both sides, wrought iron pedestrian gate gives access to the front of the property.

The front is bounded to one side by wooden picket fencing, border laid to decorative chipping's, mature shrubs and plant pots. Driveway parking for two vehicles.

GARAGE

Roller shutter door. Pedestrian door to the study. Power and light installed. Plumbing for automatic washing machine.

DIRECTIONS

From Bridgend town take Tondy Road to Aberkenfig roundabout. At the roundabout take the 3rd exit, at the lights turn left, turn right onto Sarn Hill, right again on to Highfield Road, left onto Woodland Way, turn right on to Rectory Close and the property can be found at the top of the cul de sac.



For more photos please see www.pjchomes.co.uk

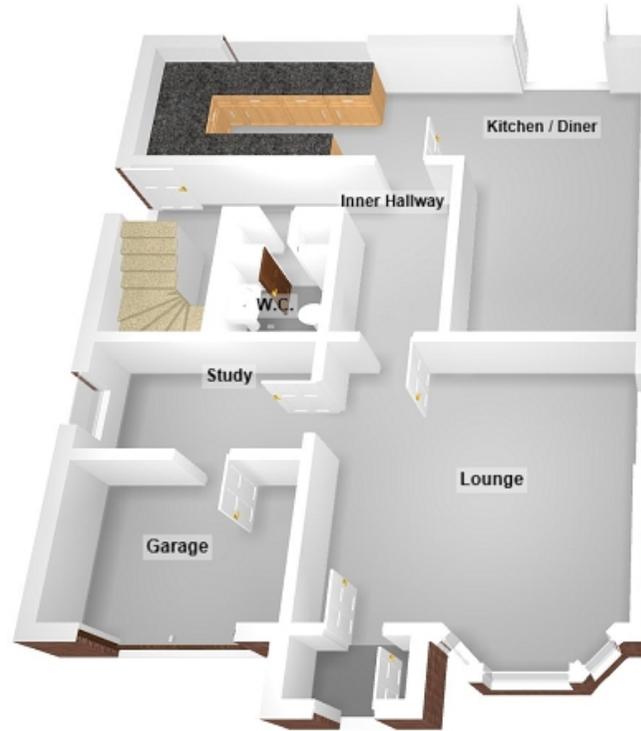
Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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