



Heol Ganol, Sarn, Bridgend . CF32 9PG

£149,950

PJC PAYTON
JEWELL
CAINES

Heol Ganol, Sarn, Bridgend . CF32 9PG

Traditional three bedroom semi detached house comprising entrance hall, kitchen/diner, WC, lounge, three bedrooms, family bathroom, enclosed rear garden and front garden. Sold with no onward chain.

£149,950 - Freehold

- Traditional three bedroom semi detached house
- Fully refurbished and modernised throughout
- Good sized enclosed rear garden
- Planning consent granted for off road parking to the front
- Gas fired combination boiler/EPC - D
- No onward chain/ Ideal for access to the M4 at junction 36/



DESCRIPTION

Introducing this fully refurbished and modernised three bedroom semi detached house located within the area of Sarn and giving easy access to the M4 at junction 36 as well as the local facilities available nearby. The property benefits from gas fired combination boiler, a good sized enclosed rear and front garden, planning consent has been granted for off road parking to the front. This property is sold with no ongoing chain and would make an ideal first time purchase.

ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall with papered and coved ceiling, emulsioned walls, skirting and a wood effect laminate floor.

KITCHEN/BREAKFAST ROOM (11' 6" x 12' 0") or (3.50m x 3.65m)

Benefiting from dual aspect natural light via a PVCu double glazed window to the rear and a frosted glazed panel to the side. Skimmed ceiling with recessed LED spot lights, emulsioned walls, skirting and a continuation of the wood effect laminate flooring. Wall mounted Ideal Logic gas fired combination boiler. The kitchen is arranged with low level and wall mounted units in dove grey with a complementary roll top work surface and splash back plinth. Integrated electric oven with ceramic hob, overhead extractor hood and stainless steel splash back. inset one and a half basin sink with mixer tap and drainer. Space for fridge/freezer and plumbing for automatic washing machine. Ample space for table and chairs. Door way through into side lobby.

SIDE LOBBY

Part frosted glazed PVCu door leading to the side of the property and a door leading into the downstairs WC.

DOWNSTAIRS W.C.

Frosted double glazed window to the side, low level WC and a radiator.

LOUNGE (17' 7" x 11' 0") or (5.35m x 3.35m)

Benefiting from dual aspect natural light via a PVCu double glazed window to the front and a PVCu fully glazed door leading out to the rear patio. The lounge is finished with a skimmed and painted ceiling and walls, skirting and a fitted carpet. Wall mounted electric feature fireplace. Under stairs storage cupboard.

FIRST FLOOR LANDING

Via staircase with fitted carpet and a wooden balustrade. PVCu double glazed window on the landing. Access to loft storage.

FAMILY BATHROOM

Frosted glazed window to the rear. Skimmed ceiling with LED spot lights, emulsioned walls, skirting and a wood effect laminate floor. Three piece suite in white comprising WC, wash hand basin with waterfall tap and P shaped bath with chrome waterfall tap and over bath plumbed shower with rainwater head and hand shower attachment, high gloss PVC to the splash back and a side glazed shower screen. Wall mounted heated chrome towel rail.

BEDROOM 1 (12' 2" x 8' 10") or (3.70m x 2.70m)

Overlooking the rear via PVCu double glazed window and finished with a skimmed emulsioned ceiling and walls, skirting and a fitted carpet.



BEDROOM 2 (11' 10" x 7' 10") or (3.60m x 2.40m)

Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet.

BEDROOM 3 (8' 10" x 8' 6") or (2.70m x 2.60m)

Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and a fitted carpet.

OUTSIDE

Enclosed rear garden laid to patio with steps up to lawn, perimeter mature trees and shrubs, external storage and side access back to the front of the property.

Enclosed front garden bounded by mature shrubs and laid to lawn with gated access from the public footpath and pathway leading to the front door.

NOTE


Planning consent has been received for a dropped kerb and off road parking to the front.

DIRECTIONS

Travelling along Tondy Road from Bridgend, continue along taking the third exit off Aberkenfig roundabout, take a left at the traffic lights onto Sarn Hill which leads onto Heol Ganol where the property can be found.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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