



Clos Tyn Y Coed, Sarn, Bridgend County.
CF32 9PQ

£259,950

PJC PAYTON
JEWELL
CAINES

Clos Tyn Y Coed, Sarn, Bridgend County. CF32 9PQ

Four bedroom DETACHED house comprising entrance hall, downstairs w.c. lounge, OPEN PLAN KITCHEN/ DINER, EN SUITE to bedroom one, three further bedrooms, family bathroom, enclosed rear garden, DETACHED SINGLE GARAGE and DRIVEWAY PARKING. Ideal family home. LEASEHOLD.

£259,950 - Leasehold

- Modern four bedroom detached house
- Beautifully presented throughout
- Open plan kitchen/diner
- Landscaped enclosed rear garden, EPC-C
- En suite and fitted wardrobes to bedroom one
- Ideal family home on sought after development
- Leasehold



DESCRIPTION

Introducing this beautifully presented four bedroom detached house located in the sought after development of Sarn which is conveniently positioned for the M4 corridor and McArthur Glen Designer Outlet. Good road access to Bridgend town centre with all amenities and facilities, also Tondu Valley train station is within easy reach.

The property is tastefully decorated throughout and occupies a lovely position overlooking common land and trees to the front. Ideal family home. Leasehold.

ENTRANCE

Via part glazed composite front door into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling and walls, skirting, wood effect high quality vinyl flooring, PVC double glazed window to the front and door into the downstairs w.c.

DOWNSTAIRS W.C.

PVCu frosted glazed window to the front, emulsioned ceiling and walls, radiator, skirting and vinyl flooring. Two piece suite in white comprising w.c. and corner wash hand basin with ceramic tiles to the splash back.

LOUNGE (15' 5" x 11' 10") or (4.70m x 3.60m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind to remain and finished with emulsioned ceiling and walls, skirting, fitted carpet and radiator. Under stairs storage cupboard and door through to the open plan kitchen/diner.

OPEN PLAN KITCHEN/DINER (19' 4" max x 13' 1") or (5.90m max x 4.00m)

The kitchen area is finished with emulsioned ceiling and walls, skirting, a continuation of the wood effect high quality vinyl flooring, PVCu double glazed window with fitted roller blind overlooking the rear garden and part frosted glazed composite door leading out to the side of the property. The kitchen is arranged with low level and wall mounted high gloss walnut effect units with complementary roll top work surface, inset one and half basin sink with mixer tap and drainer and integrated electric oven with four gas ring hob and overhead extractor hood with glass splash back. Plumbing for dishwasher and automatic washing machine, space for high level fridge/ freezer, handy larder storage and built in breakfast bar.

The dining area is finished with emulsioned ceiling and walls, skirting, high quality vinyl flooring, radiator, PVCu double glazed French doors leading out to the rear garden and space for dining table and chairs.

LANDING

To the first floor with fitted carpet and wooden balustrade. Access to loft storage and fitted storage cupboard housing the hot water tank with shelving.

FAMILY BATHROOM

PVCu frosted glazed window to the side with fitted roman blind, emulsioned ceiling and walls, central light fitting to remain and vinyl flooring. Three piece suite in white comprising w.c. wash hand basin and bath with chrome mixer tap and shower attachment. Ceramic tiles to all splash back areas and radiator.

BEDROOM 1 (9' 10" x 9' 10") or (3.00m x 3.00m)

Overlooking the front via PVCu double glazed window with fitted venetian blind and finished with emulsioned



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		88
(69-80) C	78	
(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.



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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