



Forest Close, Sarn, Bridgend County. CF32
9SE

£279,950



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Situated in a quiet cul-de-sac location this four bedroom DORMER BUNGALOW has been well maintained by the current owners and benefits from generous accommodation including a spacious lounge, four good sized bedrooms and kitchen, landscaped gardens to front, side and rear, driveway and garage. NO ONGOING CHAIN.

£279,950 - Freehold

- Beautifully presented four bedroom link detached bungalow
- Generous sized lounge
- Newly fitted gas combination boiler
- High specification bathroom suite to the ground floor
- Shower room to the first floor, EPC - D, Council tax band - F



DESCRIPTION

We are pleased to introduce for sale this four bedroom link detached dormer bungalow situated at the head of a cul-de-sac with beautifully landscaped gardens to the front, side and rear. The bungalow has been maintained to a good standard by the current owners and benefits from a large lounge, high gloss kitchen and high specification bathroom to the ground floor as well as a shower room to the first floor. The property is within a short drive of the M4 corridor at J36 and is close to McArthur Glen Designer Outlet. Internal viewing is highly recommended to fully appreciate all this property has to offer. NO ONGOING CHAIN.

ENTRANCE

Via composite door with stained glass panels through to the entrance hall.

ENTRANCE HALL

Skimmed and coved ceiling with ceiling light, papered walls, laminate flooring in wood effect and two doors leading off to the kitchen and lounge.

KITCHEN (19' 0" x 8' 8") or (5.78m x 2.64m)

Skimmed ceiling with two pendant ceiling lights, skimmed and emulsioned walls, radiator, skirting and grey laminate flooring. Dual aspect PVCu double glazed windows one to the side and front of the property and PVCu door with glass panel leading to the side and rear garden. The kitchen comprises a range of wall and base units in high gloss white with chrome handles and coordinating work tops. Built in electric oven with microwave above, electric hob with extractor hood. Integrated fridge/freezer. Space for washing machine and freestanding dishwasher. One and half bowl white resin sink with drainer and mixer tap. Space for dining room table and chairs.

LOUNGE (18' 11" x 13' 2") or (5.76m x 4.02m)

Artexed ceiling with centre ceiling light, skimmed and emulsioned walls, large picture PVCu double glazed window overlooking the front of the property and two radiators. Chimney breast with feature electric fire with alcoves either side with inset spot lights. Skirting and a continuation of the laminate flooring in medium wood effect. Doorway leads through to the rear hallway.

REAR HALLWAY

Skimmed, emulsioned and coved ceiling with ceiling light, skimmed and emulsioned walls, radiator and a continuation of the laminate flooring in medium wood effect. Four doors leading off.

GROUND FLOOR BATHROOM (6' 8" x 5' 0") or (2.04m x 1.53m)

Respertex panelling to the ceiling with inset spot lights, floor to ceiling ceramic tiles to the walls, PVCu frosted double glazed window to the side of the property and chrome heated towel rail. Three piece suite in white comprising low level w.c. wash hand basin with vanity below and panelled bath. High gloss tiled flooring in washed grey wood effect.

BEDROOM 4 (8' 4" x 8' 2") or (2.53m x 2.48m)

Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls, radiator, PVCu double glazed window overlooking the side of the property, skirting and laminate flooring in medium wood effect.



BEDROOM 3/DINING ROOM (11' 3" x 9' 11") or (3.43m x 3.01m)

Skimmed and emulsioned ceiling with centre ceiling light, skimmed and emulsioned walls, PVCu double glazed window overlooking the rear of the property, radiator, skirting and laminate flooring.

RECEPTION ROOM 2 (12' 8" x 10' 8") or (3.87m x 3.25m)

Artexed ceiling with ceiling light, skimmed and emulsioned walls, PVCu double glazed window overlooking the rear garden, radiator, skirting and laminate flooring. Staircase leading to the first floor with fitted carpet, wooden spindle balustrade and LED spot lights in the stairs.

LANDING

Artexed ceiling with inset spot lights, artexed walls, fitted carpet and airing cupboard with power, light and a newly installed gas combination boiler which is still under warranty.

BEDROOM 1 (17' 7" max x 9' 8" max) or (5.35m max x 2.94m max)

Artexed ceiling with fan light, skimmed and emulsioned walls, PVCu double glazed window overlooking the side aspect with surrounding views, radiator, skirting and laminate flooring. Fitted wardrobes with mirrored sliding doors. Doorway leading into the eaves storage with power and light and is fully boarded.

BEDROOM 2 (12' 10" x 10' 0") or (3.92m x 3.04m)

Artexed ceiling with ceiling fan light, skimmed and emulsioned walls, radiator, PVCu double glazed window overlooking the surrounding views to the side of the property. Laminate flooring and fitted wardrobes with mirrored sliding doors.

FAMILY SHOWER ROOM (7' 11" x 4' 9") or (2.42m x 1.45m)

Respertex panelled ceiling with inset spot lights, floor to ceiling ceramic tiles to the walls, PVCu frosted double glazed window overlooking the side of the property and slim line chrome heated towel rail. Three piece suite in white comprising low level w.c. wash hand basin with vanity below and double shower cubicle with overhead rainfall shower and sliding door. Tiled flooring in washed grey wood effect.


OUTSIDE

Externally there are gardens to the front, side and rear of the property. To the front is a low maintenance garden with two separate driveways, mainly laid to patio slabs with chippings around the borders and lighting. Steps lead down to the front door and LED lights set in the dwarf wall. Garage with up and over door, power and lighting. Wrought iron gates give access to the side of the property. The garden is bound by Australian metal fencing which is only four years old and is still under warranty. The garden is split into sections, with areas laid to patio slabs ideal for garden furniture and entertaining, large area laid to lawn with decorative borders, access to an outside water tap and multiple electric points. To the very rear of the property is a further area laid to patio slabs with decorative stone chippings to the borders. Beautiful private rear garden with views to the woodland.



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		
(69-80) C		79
(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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