



Heol-y-mynydd, Sarn, Bridgend County.
CF32 9UT

£155,000



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A three bedroom end of terrace house comprising entrance hall, lounge, L-shaped kitchen/diner, three bedrooms, family bathroom, enclosed front and rear gardens, plenty of storage and off road parking. Sold with no onward chain.

£155,000

- Traditional three bedroom end of terrace house
- Off road parking to the side
- Open plan kitchen/dining area
- Gas fired combination boiler, Council tax - C
- Low maintenance enclosed rear garden
- Requires some modernisation, EPC - D
- Sold with no no onward chain



DESCRIPTION

Introducing this three bedroom end of terrace house benefiting from gas central heating, off road parking and plenty of potential to modernise for a growing family. The property is within easy walking distance of local amenities, shops and schools and the M4 at Junction 36. Sold with no onward chain.

ENTRANCE

Via part frosted glazed PVCu front door with a frosted glazed side panel into the entrance hall.

ENTRANCE HALL

Papered ceiling and walls with half height feature dado rail, skirting, fitted carpet and small fitted storage cupboard housing the electric fuse box. Doorway through to the lounge.

LOUNGE (18' 1" x 10' 6") or (5.50m x 3.20m)

Benefiting from dual aspect natural light via double glazed aluminium casement windows to the front and to the rear with fitted vertical blind to the front to remain. Finished with papered and coved ceiling, papered walls, skirting and fitted carpet. Feature fireplace (not currently connected) which is a gas coal effect living flame fire with ceramic hearth and mantle and papered chimney breast.

KITCHEN (7' 3" x 6' 3") or (2.20m x 1.90m)

Overlooking the front via double glazed aluminium casement windows with a fitted venetian blind and finished with wooden tongue and groove ceiling with central light fitting, ceramic tiles to the wall and to the floor. A range of low level and wall mounted kitchen units in solid wood with complementary roll top work surface. Inset sink with mixer tap and drainer, space for gas cooker and under counter fridge and plumbing for automatic washing machine (appliances can remain if required).

DINING AREA (14' 1" x 10' 0") or (4.30m x 3.05m)

Double glazed aluminium casement window with a fitted venetian blind overlooking the side and double glazed PVCu sliding patio doors leading out to the rear garden. Finished with central ceiling rose and pendant, papered and coved ceiling, papered walls with half height feature dado rail, skirting and fitted carpet. Feature electric fire with stone hearth and recess wooden mantle with feature stone work. Under stairs storage cupboard.

REAR PORCH

Frosted glazed door leading out to the rear garden.

LANDING

Via stairs with fitted carpet and wooden balustrade. Double glazed aluminium casement window to the rear with a fitted vertical blind. Fitted storage cupboard housing a Worcester gas fired combination boiler and doorway through to bedroom one.

BEDROOM 1 (12' 2" x 8' 6") or (3.70m x 2.60m)

Measurements are to the fitted wardrobes. Overlooking the front via double glazed aluminium casement windows finished with central light fitting and fan. Papered and coved ceiling, papered walls, skirting and fitted carpet. Floor to ceiling, wall to wall fitted wardrobes with sliding doors and fitted storage cupboard.



FAMILY BATHROOM

Aluminium casement frosted window to the rear, central light fitting, full height ceramic tiles to the wall and fitted carpet. Three piece suite comprising low level w.c. wash hand basin and bath with over bath electric shower.

BEDROOM 2 (9' 10" x 9' 0") or (3.00m x 2.75m)

Overlooking the front via double glazed aluminium casement windows and finished with central light pendant and additional spot lights, coved ceiling, papered walls, skirting and fitted carpet. Storage above the stairs and access to loft storage.

BEDROOM 3 (8' 10" x 6' 11") or (2.70m x 2.10m)

Overlooking the side via double glazed aluminium casement window, recessed spot light, coved ceiling, papered walls, skirting and fitted carpet. Floor to ceiling fitted wardrobe with sliding doors and a further fitted storage cupboard with shelving.


OUTSIDE

Enclosed front garden laid to lawn with raised beds and area laid to decorative stone with a driveway to the side of the property and a further area of lawn with mature trees and shrubs. Brick built storage housing a w.c.

Enclosed rear garden laid to chipped stone and two more brick built storage cupboards plus glass house.



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	65	
(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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