

Payton  
Jewell  
Caines



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

£135,000

 PAYTON  
JEWELL  
CAINES



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

RENOVATED THROUGHOUT TO A HIGH STANDARD!  
Ground floor flat comprising entrance hall, lounge,  
kitchen, family bathroom, two bedrooms one with  
dressing area, front garden and enclosed rear garden.  
Ideal first time/ investment purchase or those looking  
to downsize to accommodation on ground level.  
LEASEHOLD.

£135,000 - Leasehold

- Two bedroom ground floor flat
- Renovated throughout to a high specification
- Modern kitchen with brand new integrated appliances
- Enclosed rear garden / front garden
- Ideal first time or investment purchase
- LEASEHOLD / EPC - C / Council tax - A





## DESCRIPTION

We are pleased to offer for sale this two bedroom ground floor flat situated in Sarn which is conveniently positioned for McArthur Glen Designer Outlet and the M4 corridor. The property has been renovated throughout to a high standard and viewing is recommended.

## ENTRANCE

Uplighting to the front of the property with private access to the flat via a part glazed and frosted PVCu front door into the entrance hall.

## ENTRANCE HALL

Emulsioned ceiling with inset spot lights and smoke alarm, emulsioned walls, skirting and newly fitted tiled flooring in marble effect. Radiator and wall mounted fuse board. Door leading into two under stair storage spaces.

## KITCHEN (11' 9" x 9' 8") or (3.58m x 2.94m)

Emulsioned ceiling with inset spot lights, smoke alarm, emulsioned walls, skirting and a continuation of the newly fitted tiled flooring. A range of base and wall units in shaker style light grey with complementary granite work top, matching up stands, under cabinet and plinth lighting. One and half inset sink with chrome mixer tap. Brand new appliances to include: Integrated washing machine, fridge/freezer, microwave and oven with electric hob and glass splash back with chrome extractor hood (we have been advised by the vendor that the appliances come with a 3 year warranty). Cupboard housing the Worcester combination boiler. Radiator, large PVCu double glazed window overlooking the front of the property and part frosted and glazed PVCu door leading into the lean-to.

## LEAN-TO

PVCu frosted double glazed doors leading to the front and rear garden.

## LOUNGE (13' 7" max x 11' 8" max) or (4.15m max x 3.56m max)

Emulsioned ceiling with centre pendant light, emulsioned walls, skirting and newly fitted carpet, radiator and large PVCu double glazed window overlooking the front of the property.

## BEDROOM 1 (14' 8" x 8' 10") or (4.48m x 2.68m)

Emulsioned ceiling with centre pendant light, emulsioned walls, skirting, radiator, newly fitted carpet and PVCu double glazed window overlooking the rear of the property.

## BEDROOM 2 (9' 9" x 7' 8") or (2.96m x 2.33m)

Emulsioned ceiling with centre pendant light, emulsioned walls, skirting, newly fitted carpet, radiator and large PVCu double glazed window overlooking the rear of the property. Double doors leading into a dressing area.

## DRESSING AREA (7' 10" x 4' 10") or (2.40m x 1.48m)

Emulsioned ceiling with centre pendant light, emulsioned walls, skirting and newly fitted carpet.



## FAMILY BATHROOM (6' 2" max x 5' 9" max) or (1.87m max x 1.74m max)

Emulsioned ceiling with inset spot lights, tiled walls in marble effect, a continuation of the newly fitted tiled flooring, chrome towel rail radiator and frosted PVCu double glazed window to the side of the property. Three piece suite comprising vanity wash hand basin with chrome mixer tap, low level w.c. bath with overhead electric shower and glass screen.

## OUTSIDE

Enclosed rear garden laid to lawn with feather edge fencing, decked area, outside power and tap. Pathway leading to the rear and wooden door leading to a storage shed with power and lighting.

The front garden is laid to lawn with pathway leading to the front door. Further PVCu frosted double glazed door leading to the lean-to at the side of the property which gives access to the rear garden and a second access to the kitchen.


## NOTES

Fire doors fitted throughout the property including fire glass door to the kitchen.

We are awaiting confirmation of the ground rent and service charge.



# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



## Awaiting Floorplans

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