

Payton
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Caines



Ffordd Maendy, Sarn, Bridgend County.
CF32 9EZ

Offers In Region Of
£170,000

 PAYTON
JEWELL
CAINES

Ffordd Maendy, Sarn, Bridgend County. CF32 9EZ

Modern three bedroom semi detached house comprising entrance hall, DOWNSTAIRS WC, open plan kitchen/diner, lounge, ENSUITE to bedroom one, family bathroom, two further bedrooms, low maintenance enclosed rear garden, open aspect on a corner plot and two dedicated car parking spaces. SOLD WITH NO ONGOING CHAIN.

Offers In Region Of £170,000 - Leasehold

- Modern three bedroom semi detached house
- En-suite shower room to master/downstairs wc
- Open plan kitchen / diner, Council tax - D
- Low maintenance rear garden/ Two dedicated parking spaces
- IDEAL FIRST TIME OR INVESTOR PURCHASE, EPC - C



DESCRIPTION

Modern three bedroom semi detached house comprising entrance hall, DOWNSTAIRS WC, open plan kitchen/diner, lounge, ENSUITE to bedroom one, family bathroom, two further bedrooms, low maintenance enclosed rear garden, open aspect on a corner plot and two dedicated car parking spaces. SOLD WITH NO ONGOING CHAIN.

The property is located within a popular modern development in Sarn and offers access to on site green areas as well as being within easy access of local shops, doctors and food outlets. McCarthur Glen retail village is close-by as well as access to the M4 motorway at junction 36. Bryncethin Primary school and Ynysawdre Secondary school are both within a 5 minute drive.

The current vendor has applied to the freeholder for further information on the price of the freehold and we hope this information will be available shortly.

IDEAL INVESTOR OR FIRST TIME PURCHASE.

ENTRANCE

via part frosted glazed front door into the entrance hall finished with emulsioned ceiling and walls, radiator, skirting and wood effect laminate floor. Under stair storage.

DOWNSTAIRS W.C.

Emulsioned ceiling and walls, wall mounted fuse box, skirting and vinyl flooring. Two piece suite in white comprising WC and corner wash hand pedestal basin with chrome mixer tap.

OPEN PLAN KITCHEN/DINER (15' 9" x 10' 2") or (4.80m x 3.10m)

Benefiting from dual aspect natural light via PVCu double glazed window overlooking the front, PVCu double glazed window overlooking the rear garden and PVCu double glazed French doors leading out to the rear garden. Finished with emulsioned ceiling, two light pendants, emulsioned walls, skirting and tile effect vinyl flooring. Space for dining table and chairs. A range of low level and wall mounted units in high gloss cream with brushed chrome handles and a complementary roll top work surface with splash back plinth. Inset sink with mixer tap and drainer. Integrated electric oven with four ring gas hob and overhead extractor hood and glass splash back. Space for fridge/freezer. Plumbing for automatic washing machine. Wall mounted Logic combi 35 gas fired boiler.

LOUNGE (15' 9" max x 12' 6" max) or (4.80m max x 3.80m max)

Measurements into the box bay. Benefiting from dual aspect natural light via PVCu double glazed window with a fitted Venetian blind overlooking the front and PVCu double glazed box bay window overlooking the side with fitted Venetian blinds. Finished with emulsioned ceiling and walls, skirting and wood effect laminate floor.

FIRST FLOOR LANDING

Via stairs with wooden balustrade.



FAMILY BATHROOM

Ceiling mounted extractor, central light fitting, emulsioned ceiling and walls, wall mounted heated chrome towel rail, skirting and wood effect vinyl floor. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and bath with chrome mixer tap.

BEDROOM 1 (13' 1" x 8' 8") or (4.0m x 2.65m)

Overlooking the front via PVCu double glazed window with a fitted Venetian blind and finished with emulsioned ceiling emulsioned walls and skirting. Door through into the ensuite.

EN SUITE

PVCu frosted glazed window to the side with a fitted Venetian blind, ceiling mounted extractor fan, central light fitting, emulsioned ceiling and walls, ceramic tiles to all splash back areas, radiator, skirting and wood effect vinyl flooring. Three piece suite in white comprising WC, wash hand basin and separate shower cubicle housing wall mounted electric shower.

BEDROOM 2 (8' 8" max x 13' 9" max) or (2.65m max x 4.20m max)

Dual aspect natural light via PVCu double glazed window overlooking the front and the side, access to loft storage, emulsioned ceiling and walls, skirting, fitted storage cupboard and fitted carpet.

BEDROOM 3 (7' 3" x 6' 11") or (2.20m x 2.10m)

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

OUTSIDE


Enclosed rear garden laid to patio, chipped stone, mature trees and side gated access to the front.

Two dedicated car parking spaces to the side.

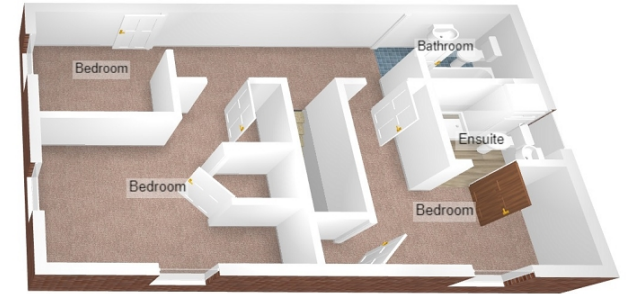
NOTE

We have been advised that the property is leasehold, however title deeds have not been inspected. The vendor informs us that the property is held on a 125 year lease from 2014 with a ground rent of £100 per annum and a current maintenance charge of £350 per annum which covers the landscaping, roads etc.

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	77	
(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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