

Payton
Jewell
Caines



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

£325,000



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MODERN detached four bedroom house situated on the David Wilson/Barratt site in Sarn, conveniently positioned for the M4 corridor. The property comprises two reception rooms, open plan kitchen/diner, downstairs w.c. en suite to master bedroom, enclosed rear garden, partially converted garage and driveway parking. **MUST BE VIEWED.**

£325,000 - Freehold

- Modern four bedroom detached house
- Beautifully presented throughout
- Open plan family kitchen/diner
- Two reception rooms, EPC - C , Council tax - C
- Generous enclosed rear garden
- Partially converted garage to home office
- Air conditioning to 3 bedrooms
- **MUST BE VIEWED!**



DESCRIPTION

Introducing this beautifully presented four bedroom detached house situated on the David Wilson/Barratt site in Sarn, conveniently positioned for the M4 corridor, McArthur Glen designer outlet, local schools and shops and good road access to Bridgend Town Centre. The property comprises two reception rooms, open plan kitchen/diner, downstairs w.c. en suite to master bedroom, enclosed rear garden, partially converted garage and driveway parking. Viewing recommended to appreciate this lovely family home.

Key Features

- Contemporary open plan kitchen / diner, perfect for family gatherings
- Private rear garden with multiple areas for al fresco dining
- Two external storage sheds
- Air conditioning fitted to 3 bedrooms
- Fitted wardrobes in 3 bedrooms to remain

ENTRANCE

Via part frosted glazed front door into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling and walls, skirting, porcelain tiled flooring, and fitted storage cupboard and handy area underneath the stairs. Door into the downstairs w.c.

DOWNSTAIRS W.C.

PVCu frosted glazed window to the front, emulsioned ceiling and walls, skirting, radiator and ceramic tiled flooring. Two piece suite in white comprising w.c. wash hand basin with vanity shelf and storage below, chrome mixer taps and ceramic tiles to the splash back. Wall mounted circuit breaker.

LOUNGE (15' 9" x 10' 2") or (4.80m x 3.10m)

Benefiting from dual aspect natural light via PVCu double glazed window to the front with fitted vertical blind and PVCu double glazed French doors leading out to the rear patio with fitted vertical blinds. Emulsioned ceiling and walls, skirting and engineered oak flooring.

RECEPTION 2 (9' 2" x 10' 10") or (2.80m x 3.30m)

Dual aspect natural light via PVCu double glazed windows to the front and to the side both with fitted vertical blinds and finished with emulsioned ceiling and walls, skirting and engineered wood flooring.

OPEN PLAN KITCHEN/DINER (16' 5" x 14' 3") or (5.00m x 4.35m)

Triple aspect natural light via two PVCu double glazed windows to the front with concertina blinds and two PVCu double glazed windows overlooking the side garden and PVCu double glazed French doors leading out to the rear patio. The kitchen is finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls and porcelain tiled flooring. A range of low level and wall mounted shaker style units in dove grey with brushed chrome handles and quartz roll top work surface with splash back plinth and additional ceramic tiled splash back. Space for American style fridge/freezer, two waist height steam ovens, five gas ring hob with overhead extractor hood, integrated washing machine, dishwasher and wall mounted gas fired boiler. Ample space for dining table and chairs and under stair storage cupboard.



LANDING

Via stairs with fitted carpet and wooden balustrade.

BEDROOM 1 (9' 6" x 15' 9") or (2.90m x 4.80m)

Double aspect natural light via PVCu double glazed windows to the rear and to the side with fitted roman blinds and finished with emulsioned ceiling and walls, skirting and wood effect flooring. Wall mounted air conditioning unit, wall to wall fitted wardrobes on both sides to include dressing table and shelving.

EN SUITE

PVCu frosted glazed window to the side, central light fitting, ceiling mounted extractor, tongue and groove ceiling, ceramic tiles to the wall and to the floor and wall mounted heated chrome towel rail. Three piece suite in white comprising w.c. wash hand basin and separate shower cubicle with a concertina glazed door housing a plumbed shower with hand attachment and rain water head.

BEDROOM 2 (10' 2" x 11' 0") or (3.10m x 3.35m)

Overlooking the front via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling and walls, skirting and wood effect laminate flooring. Double fitted wardrobes and fitted storage cupboard housing the hot water tank. Wall mounted air conditioning unit.

BEDROOM 4 (6' 7" x 7' 1") or (2.00m x 2.15m)

Overlooking the rear via PVCu double glazed window with a fitted vertical blind and finished with emulsioned ceiling and walls, skirting and fitted carpet.

FAMILY BATHROOM

Central light fitting, ceiling mounted extractor, emulsioned ceiling and walls, skirting, radiator and ceramic tiled flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap, vanity shelf and storage below and a bath with wall mounted mirrored bathroom cabinet.

BEDROOM 3 (13' 1" x 8' 10") or (4.0m x 2.70m)

Overlooking the front via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling and walls, skirting and wood effect flooring. Fitted wardrobes to be included with additional shelving. Wall mounted air conditioning unit.

OUTSIDE

Enclosed rear garden laid to Indian Sandstone patio, artificial grass and enclosed by facing brick wall and painted fence. Pergola, covered storage area with additional storage shed.

Driveway parking to the front of the property.

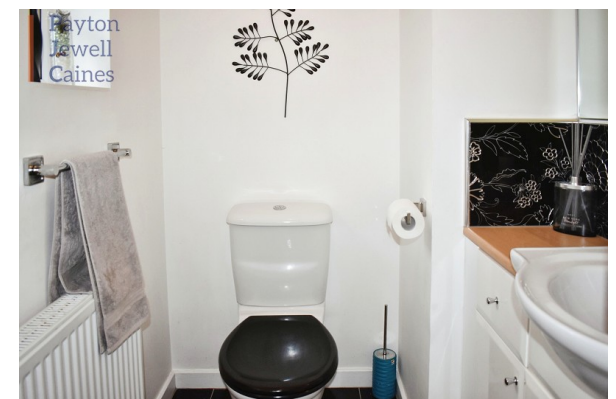
GARAGE

Partially converted and currently being used as a home office and den. Separate power supply. PVCu double glazed sliding patio door. Emulsioned ceiling and walls, skirting and wood effect flooring. Internal door through to front garage storage with the traditional up and over door.




NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.



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		89
(69-80) C	79	
(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.



www.pjchomes.co.uk

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