



14, Heol Bryncethin  
Bridgend, CF32 9GG

Watts  
& Morgan

# 14 Heol Bryncethin

Sarn, Bridgend CF32 9GG

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**£199,950 Leasehold**

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A modern three-bedroom semi-detached property overlooking the green within a popular development in Sarn. Ideally positioned just a short walk from local shops, schools and amenities, the home also offers convenient access to Junction 36 of the M4 and Bridgend Town Centre.

The accommodation comprises: an entrance hallway, lounge, ground-floor WC and a spacious kitchen/dining room. To the first floor: bedroom one with en-suite shower room, two further well-proportioned bedrooms and a family bathroom. Externally, the property benefits from two allocated off-road parking spaces and a fully enclosed, low-maintenance rear garden.

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## Directions

\* Bridgend - 2.0 Miles \* Cardiff - 22.0 Miles \* J36 of the M4 - 1.5 Miles

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## Summary of Accommodation

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### ABOUT THE PROPERTY

Entered through a PVC front door, the property opens into an entrance hallway with carpeted flooring and access to the ground-floor cloakroom.

The cloakroom is fitted with a two-piece suite comprising a WC and wash-hand basin, with a front-facing window. The living room is a generously sized reception space featuring carpeted flooring, a staircase rising to the first floor and a front-facing window overlooking the green. The kitchen/dining room, positioned at the rear, has been newly fitted with a range of coordinating wall and base units and complementary laminate work surfaces. The room benefits from LVT flooring, a rear-facing window and patio doors opening out to the garden. There is ample space for a freestanding dining table, along with a useful downstairs storage cupboard.

Integrated appliances include a 4-ring gas hob with oven, grill and extractor hood with glass splashback, plus an integrated dishwasher. Space is provided for a freestanding washing machine and an American-style fridge freezer.

The first-floor landing offers carpeted flooring, access to the loft hatch and a built-in airing cupboard. Bedroom One is a double bedroom with carpeted flooring and a front-facing window, leading into an en-suite shower room. The en-suite is fitted with a three-piece suite comprising a shower enclosure, WC and wash-hand basin, with vinyl flooring and partly tiled walls. Bedroom Two is a second double bedroom with carpeted flooring and a rear-facing window. Bedroom Three is a comfortable single bedroom with carpeted flooring and a front-facing window. The family bathroom is fitted with a three-piece suite comprising a panelled bath, WC and wash-hand basin, finished with vinyl flooring, partly tiled walls and a rear-facing window.

### GARDENS AND GROUNDS

Approached off Heol Bryncethin, No. 14 enjoys a scenic outlook across a green area to the front. To the rear, an allocated parking area provides two off-road parking spaces, with a timber gate offering convenient access into the garden. The rear garden is fully enclosed and attractively landscaped, featuring both lower and raised patio areas ideal for outdoor furniture and entertaining. The remainder is laid with low-maintenance artificial grass, creating a practical and inviting outdoor space.

### ADDITIONAL INFORMATION

Leasehold. 125 years - 112 years remaining

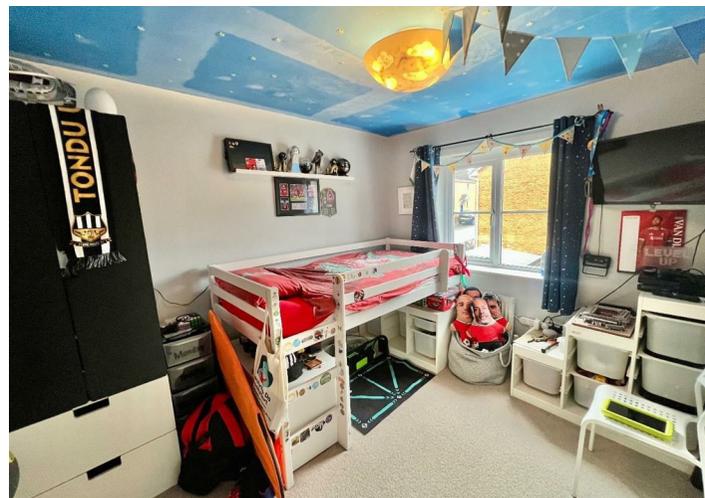
Ground Rent - £270 annually

Service Charge - £270 annually

EPC Rating "TBC".

Council Tax Band "D".

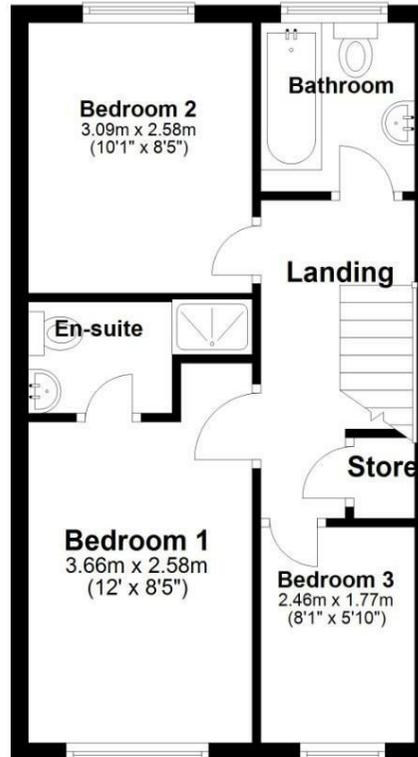
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**Ground Floor**  
Approx. 32.5 sq. metres (349.7 sq. feet)



**First Floor**  
Approx. 36.5 sq. metres (393.3 sq. feet)



Total area: approx. 69.0 sq. metres (743.0 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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