

10, Heol Bryncethin
Bridgend, CF32 9GG

Watts & Morgan

10 Heol Bryncethin

Sarn, Bridgend CF32 9GG

£255,000 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A modern four-bedroom semi-detached town house 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, ground-floor WC and a spacious open plan kitchen/dining room and room with access to the rear garden through patio doors. To the first floor: three 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.

Directions

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

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Summary of Accommodation

ABOUT THE PROPERTY

The property is accessed through a composite front door, leading into a welcoming entrance hall featuring vinyl flooring, a carpeted staircase to the first floor, and a useful storage cupboard.

The ground floor WC is finished with vinyl flooring and fitted with a modern two-piece suite comprising a wash hand basin and WC and also benefits from space and plumbing for a washing machine.

The ground floor living area is arranged in an open-plan layout, incorporating the kitchen, dining, and living areas to create a bright and spacious living environment. The kitchen is fitted with a contemporary range of matching wall and base units, complemented by wood-effect work surfaces, and provides space for a fridge/freezer. A front-facing window overlooks a private green area, offering an attractive outlook while allowing an abundance of natural light to fill the room.

The generously sized living room features carpeted flooring and enjoys an abundance of natural light through patio doors leading to the rear garden, complemented by windows on either side. This creates a bright and comfortable living space, with plenty of room to accommodate a dining area and furniture.

The first-floor landing is spacious and fully carpeted, with a front-facing window allowing plenty of natural light. It provides access to three well-proportioned bedrooms, the family bathroom, and a carpeted staircase leading to the second floor.

Bedroom Two is a generous double room situated at the rear of the property, featuring carpeted flooring and a rear-facing window.

Bedroom Three is another well-sized double bedroom positioned at the front, complete with carpeted flooring and a front-facing window.

Bedroom Four is located at the rear and offers carpeted flooring along with a rear-facing window.

The family bathroom is fitted with vinyl flooring and comprises a three-piece suite including a wash hand basin, WC, and bath.

The second-floor landing includes a useful storage cupboard and provides access to the main bedroom and its ensuite. The main bedroom is bright and spacious, benefiting from carpeted flooring, a rear-facing window, and a Velux window, creating an abundance of natural light through its dual-aspect design. The ensuite is fitted with vinyl flooring and a Velux window and features a three-piece suite comprising a wash hand basin, WC, and enclosed shower.

GARDEN AND GROUNDS

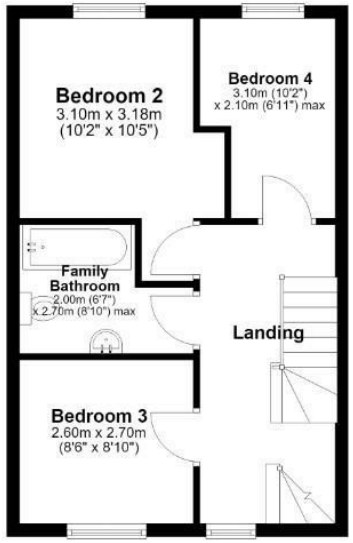
Approached off Heol Bryncethin, number 10 enjoys a scenic outlook across a green area to the front, as well as private parking to the rear, providing two allocated off road parking spaces.

The property boasts a fully enclosed and landscaped garden featuring patio and gravelled areas, with a convenient storage shed, all bordered by secure fencing.

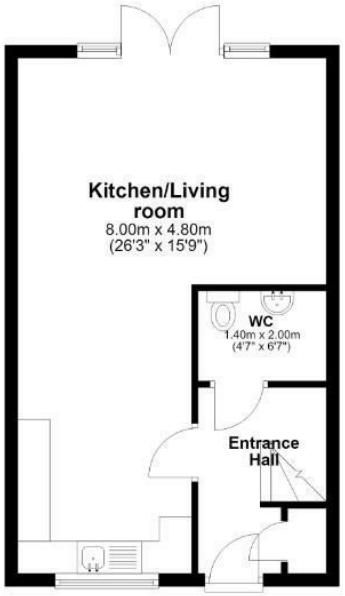
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; ‘C’. Council Tax is Band 'D'.

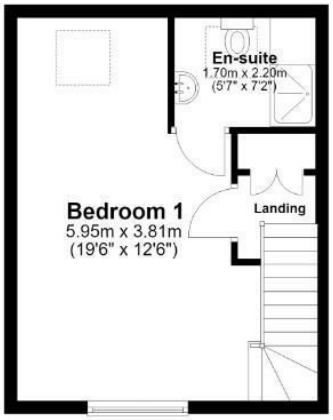
First Floor
Approx. 38.2 sq. metres (411.7 sq. feet)



Ground Floor
Approx. 38.4 sq. metres (413.0 sq. feet)

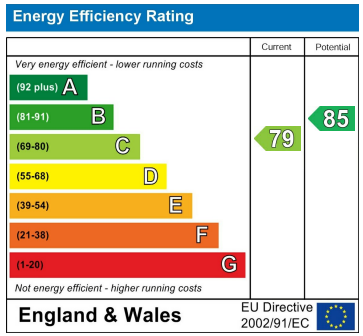


Second Floor
Approx. 27.3 sq. metres (293.8 sq. feet)



Total area: approx. 103.9 sq. metres (1118.5 sq. feet)

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All measurements/floorplans and distances are approximate. Services and appliances have not been tested. Photographs, computer-generated images (CGIs) and enhanced images are provided for illustrative purposes only.





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