
4, Vale View
Bridgend, CF32 9RY
Watts
&Morgan



4, Vale View

Sarn, Bridgend CF32 9RY

£224,500 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A well-presented three-bedroom semi-detached house in a sought-after area of Sarn, offered for sale with no onward chain. Ideally located within walking distance of local schools, shops, and amenities, and with excellent access to Junction 36 of the M4 and Bridgend Town Centre. The property features an entrance hall, spacious living room, dining room, and kitchen on the ground floor. Upstairs, there are three generously sized bedrooms and a bathroom. Externally, the home benefits from a private driveway, an extended garage, and a beautifully landscaped rear garden. Chain-free.

Directions

Bridgend - 3.3 Miles Cardiff - 21.5 Miles J36 of the M4- 2.0 Miles

Your local office: Bridgend
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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a composite front door, the welcoming entrance hallway features laminate flooring, a useful understairs storage cupboard, and a staircase rising to the first floor. The spacious open-plan living and dining room is a bright and versatile reception space, offering carpeted flooring, a window to the front elevation, and a charming central wood-burning stove as its focal point. The dining area is finished with laminate flooring and benefits from French doors opening onto the rear garden, creating an ideal space for entertaining and family living. The kitchen is fitted with a range of coordinating wall and base units complemented by matching work surfaces. It features tiled flooring, a window overlooking the rear garden, a built-in storage cupboard, and a door providing direct access to the garden. Integrated appliances include a four-ring gas hob with extractor hood over, an oven and grill, fridge freezer, dishwasher, and washing machine.

To the first floor, the landing offers carpeted flooring and access to the loft hatch. The principal bedroom is a generous double room with carpeted flooring, a front-facing window, and built-in wardrobes. Bedroom two is a further well-proportioned double bedroom with carpeted flooring, a built-in storage cupboard, and a rear-facing window. Bedroom three is a comfortable single bedroom with carpeted flooring and a window overlooking the rear garden. Completing the accommodation is the family bathroom, fitted with a three-piece suite comprising a panelled bath with shower over, WC, and wash hand basin. The room is finished with tiled walls and flooring and benefits from a front-facing window for natural light and ventilation.

GARDENS AND GROUNDS

Approached via Vale View, No. 4 benefits from a private driveway providing off-road parking. To the front, the landscaped garden features low-maintenance artificial grass, while the extended garage offers a manual up-and-over door, a useful workshop area to the rear, and the added convenience of an outdoor WC. The enclosed rear garden has been thoughtfully designed for easy maintenance, with a generous patio area ideal for outdoor dining and entertaining, complemented by a lawn of artificial grass. A PVC side door provides direct access to the driveway, enhancing both practicality and convenience.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating “TBC”. Council Tax Band “D”.

AML

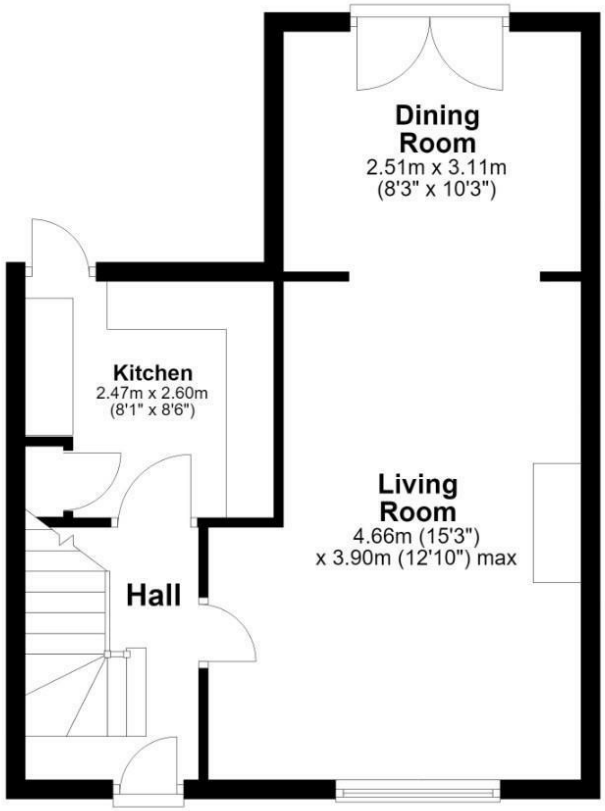
Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

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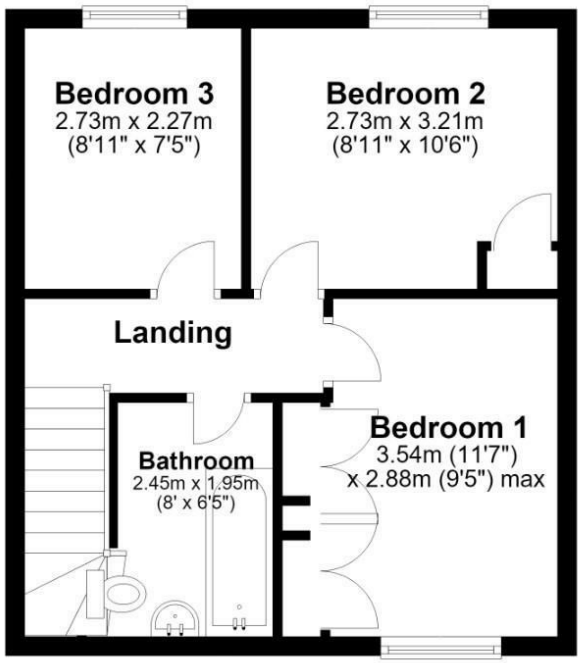
Ground Floor

Approx. 36.5 sq. metres (393.1 sq. feet)



First Floor

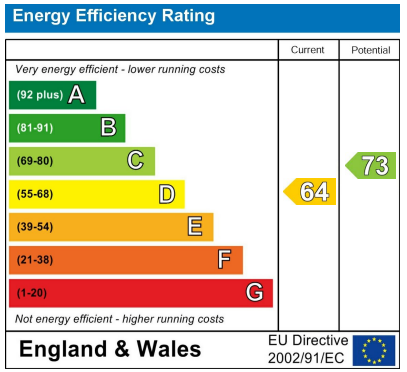
Approx. 35.6 sq. metres (382.7 sq. feet)



Total area: approx. 72.1 sq. metres (775.8 sq. feet)









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