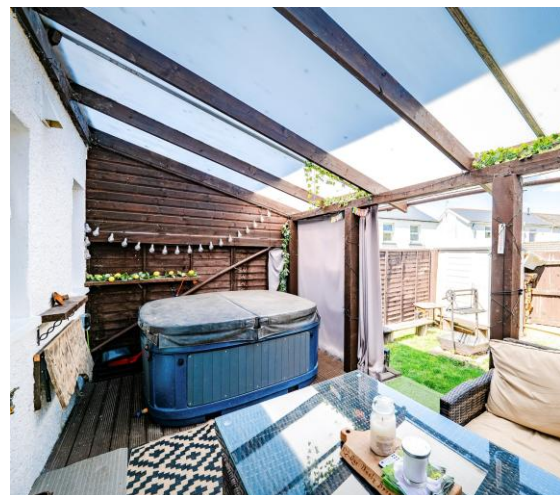




Heol Ynysawdre

£240,000

- Three-bedroom semi-detached family home
- Popular residential location in Sarn, Bridgend
- Off-road parking for two vehicles
- Hot tub included in the sale
- Ideal for first-time buyers, families and commuters
- EPC Rating: D
- Council Tax Band: B



 3  1  1



About the property

Situated in the popular residential area of Sarn, Bridgend, this beautifully presented three-bedroom semi-detached family home offers spacious accommodation, modern interiors and a private rear garden, making it ideal for first-time buyers, families and commuters.

The property benefits from off-road parking for two vehicles and is entered via a welcoming porch. Inside, a generous front-facing lounge provides a comfortable living space, while the impressive modern kitchen/dining room forms the heart of the home, perfect for family life and entertaining. A stylish family bathroom completes the ground floor.

To the first floor are three well-proportioned bedrooms together with the convenience of a separate WC.

Outside, the private, enclosed rear garden is designed for relaxation and entertaining, featuring a sheltered seating area and a hot tub included in the sale.

Conveniently located close to schools, shops, supermarkets and everyday amenities, the property also benefits from excellent transport links, with the M4 motorway just minutes away. Princess of Wales Hospital, McArthurGlen Designer Outlet, local railway stations and leisure facilities are all within easy reach.





Accommodation

Entrance Porch

Entrance Hall

Reception Room - 15' 1" x 11' 10" (4.60m x 3.61m)

Kitchen - 12' 6" x 8' 6" (3.81m x 2.59m)

Bathroom - 8' 6" x 5' 3" (2.59m x 1.60m)

First Floor

Landing

Bedroom One - 12' 6" x 9' 2" (3.81m x 2.79m)

Bedroom Two - 11' 6" x 9' 6" (3.51m x 2.90m)

Bedroom Three - 8' 6" x 8' 2" (2.59m x 2.49m)

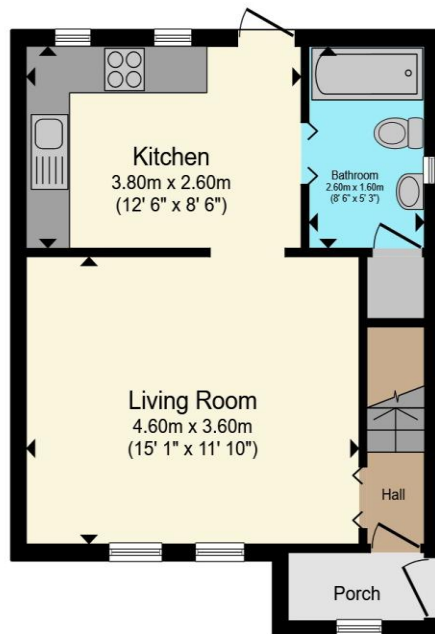
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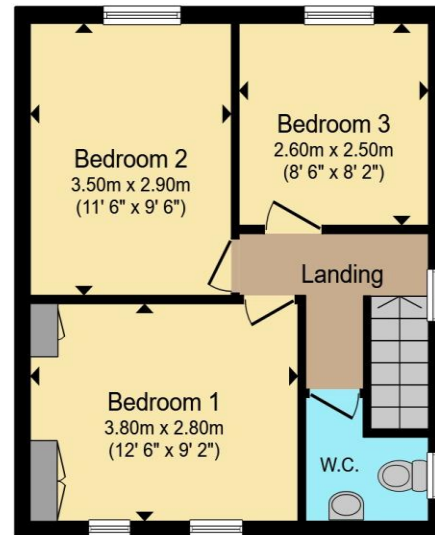
bridgend@peteralan.co.uk



Floorplan



Ground Floor



First Floor

Total floor area 72.3 m² (778 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Important Information

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