



Heol Ton, Sarn

£195,000

- Off Street Parking
- Large Rear Garden
- Ideal First Time Purchase/Family Home
- Close Distance To Shops, Schools And Transport Links
- EPC Rating: C
- Council Tax Band: C



3 1 2



About the property

This well-presented three-bedroom semi-detached property is ideally situated in the popular village of Sarn, offering generous living accommodation and excellent outdoor space, making it an ideal family home.

The property boasts spacious and versatile living areas, providing plenty of room for both relaxing and entertaining. The well-proportioned accommodation is complemented by three good-sized bedrooms, offering comfortable living for growing families or those seeking additional space.

Externally, the home benefits from a substantial rear garden, perfect for outdoor dining, children's play areas, or keen gardeners looking to create their own private retreat. To the front, there is the added convenience of off-street parking.

Conveniently located close to local amenities, schools, transport links and Junction 36 of the M4 corridor, this attractive home combines practical family living with excellent accessibility.

Early viewing is highly recommended to fully appreciate the space and potential this delightful property has to offer.





Accommodation

Entrance Hall

Reception Room - 18' 1" x 11' 2" (5.51m x 3.40m)

Kitchen - 14' 5" x 10' 2" (4.39m x 3.10m)

Utility Room - 8' 2" x 7' 7" (2.49m x 2.31m)

Rear Hallway

W.C.

First Floor

Landing

Bedroom 1 - 11' 10" x 10' 6" (3.61m x 3.20m)

Bedroom 2 - 10' 6" x 9' 2" (3.20m x 2.79m)

Bedroom 3 - 8' 2" x 7' 10" (2.49m x 2.39m)

Shower Room

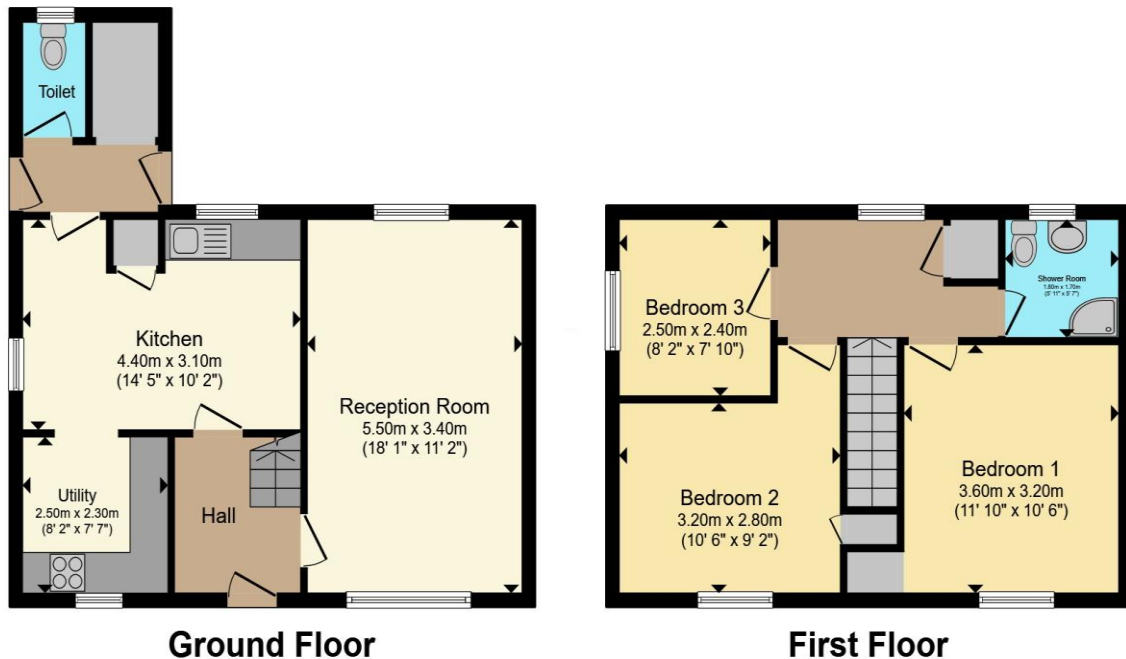
Agents Note

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Floorplan



Total floor area 93.1 m² (1,003 sq.ft.) approx

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