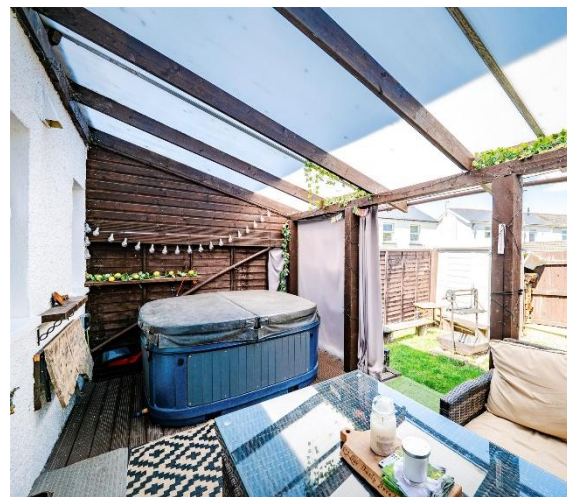




Heol Ynysawdre, offers over £220,000

- Three-bedroom semi-detached family home
- Popular residential location in Sarn, Bridgend
- Off-road parking for two vehicles
- 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.

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)

W.C.

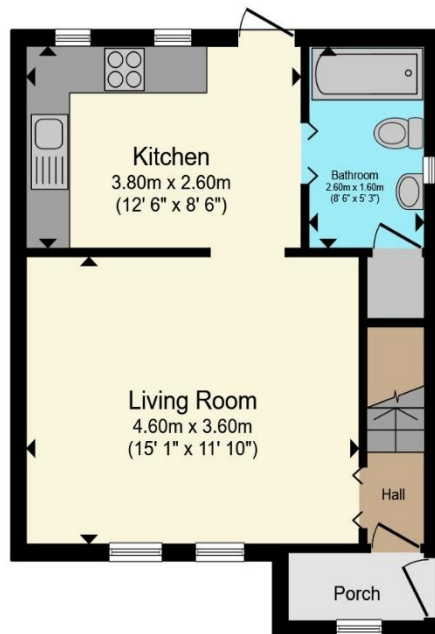
Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

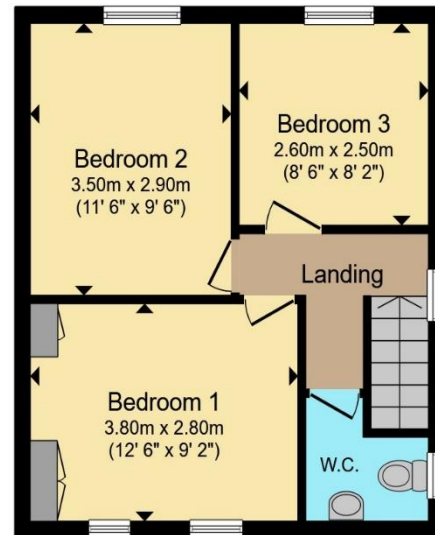
01656 657201

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

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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