



53 Lower Llansantffraid, Sarn – CF32 9NN

Bridgend

£180,000

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Sarn, Bridgend

Introducing this three bedroom mid terrace house situated within Sarn set over three levels comprising entrance hall and garage to the ground floor, lounge and kitchen/diner to the first floor, three bedrooms and family bathroom to the second floor, enclosed rear garden, off road parking and integral garage. The property offers a private front elevation with an attractive green aspect. Good road links the M4 corridor, McArthur Glen designer outlet and Bridgend town centre. Early viewing highly recommended.

- Three bedroom mid terrace house
- Kitchen/Diner
- Lounge
- Bathroom
- Enclosed rear garden
- Off road parking/ Integral garage





Entrance

9' 4" x 6' 11" (2.85m x 2.11m)

Via part frosted glazed PVCu front door with PVCu frosted double glazed side panel into the entrance hall finished with textured and coved ceiling, centre light, emulsioned walls, radiator, skirting and fitted carpet. Stairs leading to the first floor. Door to garage.

First floor landing

Via stairs leading to the first floor with painted hand rail and fitted carpet. Emulsioned and coved ceiling, pendant light, smoke alarm, emulsioned walls, skirting and fitted carpet. Doors leading to kitchen/diner and lounge.

Kitchen/Diner

16' 6" x 13' 1" (5.04m x 3.98m)

Textured and coved ceiling, two centre pendant lights, emulsioned walls, full height tiling to the kitchen area, two PVCu double glazed windows overlooking the rear, frosted PVCu double glazed door leading out to the rear garden, radiator, skirting and tile effect vinyl flooring. A range of wall and base units with complementary roll top work surfaces. Integrated electric oven with four ring gas hob and overhead extractor fan. Space for freestanding washing machine and tumble dryer. Space for freestanding fridge/freezer. Inset resin sink with chrome mixer tap. Space for family dining room table and chairs.

Lounge

13' 5" x 13' 4" (4.10m x 4.06m)

Textured and coved ceiling, centre light, emulsioned walls with one feature papered wall, radiator, large PVCu double glazed window overlooking the green to the front of the property, skirting and a continuation of the fitted carpet. Feature chimney breast with gas fire, marble hearth, surround and wooden mantel. Door to inner hallway.

Inner hallway

Stairs leading to the second floor.

Second floor landing

Via stairs with hand rail and fitted carpet. Textured

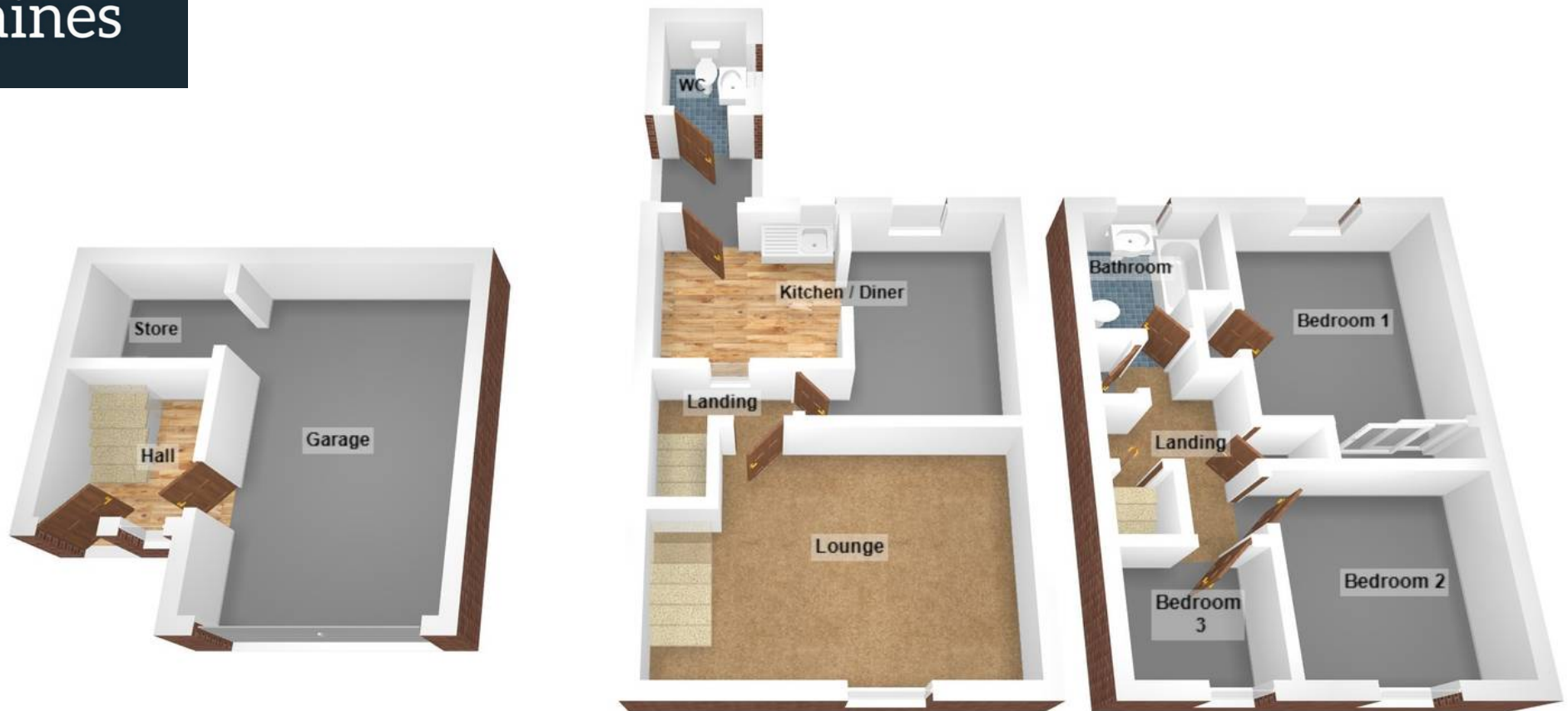


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