

Tregarth Bryncoch Road, Sarn - CF32 9PA

Bridgend

Offers in Region of £355,000

Tregarth Bryncoch Road

Sarn, Bridgend

This spacious four bedroom detached property offers versatile living accommodation ideal for families with bedrooms upstairs or the option of single-level living. The property features a welcoming lounge, perfect for relaxing or entertaining guests, and a modern kitchen/diner with an opening that leads to an additional seating area, creating a sociable and functional hub for daily life. The downstairs bathroom is well-appointed and conveniently located to serve all bedrooms. There is also potential to add an upstairs WC, providing further flexibility for future needs. Each of the four bedrooms are generously sized, offering comfortable and private spaces for every member of the household. Additional benefits include off road parking and a detached garage, ensuring ample space for vehicles and storage. The property is presented in good condition throughout, with a practical layout that maximises space and light. Situated in a sought-after residential area, this home combines comfort, convenience, and potential, making it an excellent choice for buyers looking to settle in a well-established community. Early viewing is highly recommended to appreciate the full range of features and the lifestyle this wonderful property has to offer.

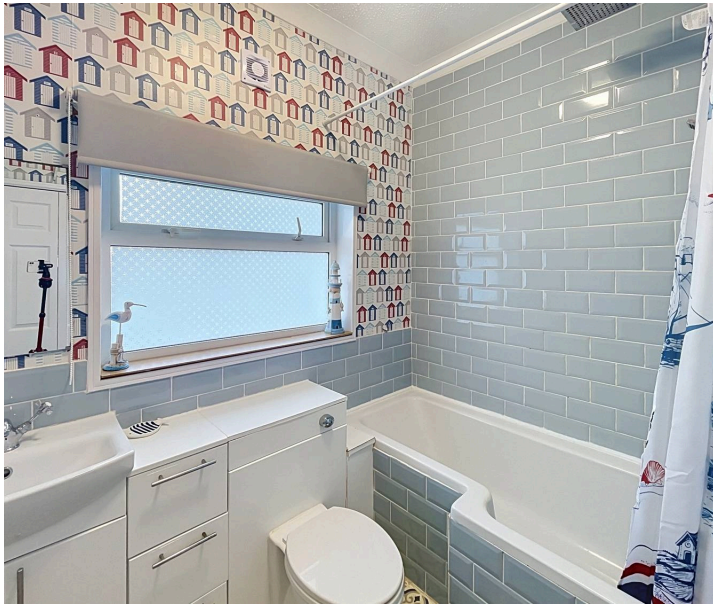












- Four double bedroom detached property
- Kitchen/diner with opening leading to seating area
- Downstairs Bathroom
- Potential for an upstairs WC
- Off road parking for up to four vehicles and detached garage
- Enclosed low maintenance rear garden and recently upgraded front garden
- Large entrance hallway
- NO CHAIN
- Large loft space for storage

Entrance
16' 5" x 7' 2" (5.00m x 2.18m)
Via front door with part glazed stained glass window and side panel into the large entrance hall. Textured and coved ceiling, centre light, two feature papered walls, radiator and tiled flooring. Doors leading to two bedrooms, family bathroom, kitchen/diner and lounge. Stairs leading to the first floor.

Bedroom 1
15' 0" x 12' 3" (4.56m x 3.74m)
Textured and coved ceiling, centre light, two feature papered walls, large PVCu double glazed window overlooking the front of the property, radiator and fitted carpet. Freestanding wardrobe with mirror frontage to remain with the property.

Bedroom 3
13' 9" x 10' 8" (4.19m x 3.24m)
Textured and coved ceiling, centre pendant light, one feature papered wall, PVCu double glazed sliding door leading out to the rear garden, radiator and wood effect laminate flooring.

Family bathroom
7' 8" x 6' 8" (2.34m x 2.02m)
Textured and coved ceiling, centre light, wall mounted extractor fan, tiling to splash back areas, radiator, frosted PVCu double glazed window overlooking the rear of the property and tile effect vinyl flooring. Three piece suite comprising vanity WC unit, vanity sink unit with chrome mixer tap and L shaped bath with chrome mixer tap and overhead chrome mixer shower with hand held shower attachment.

Lounge
14' 8" x 13' 0" (4.46m x 3.95m)
Textured and coved ceiling, centre light, two feature papered walls, feature chimney breast housing an electric fireplace set on tiled hearth with wooden mantel, large PVCu double glazed window overlooking the front of the property, two radiators and wood effect laminate flooring.

Kitchen/ diner
14' 7" x 14' 2" (4.45m x 4.32m)
Textured and coved ceiling, sunken spot lights, smoke alarm, one feature papered wall, tiling to splash back areas and wood effect vinyl flooring. A range of wall and base units in a shaker style with complementary square edge wooden work surfaces. Range cooker. Belfast sink with chrome mixer tap. Space for washing machine and space for freestanding fridge/freezer. Wide opening into the dining area.

Reception area
13' 1" x 11' 3" (4.00m x 3.44m)
Vaulted ceiling with sunken spot lights, PVCu double glazed units set on dwarf walls, PVCu double glazed door leading out to the rear garden, vertical radiator and wood effect vinyl flooring. Door leading to airing cupboard housing gas combination boiler. Space for either dining table and chairs or seating area.

First floor landing
Via stairs with spindle balustrade and fitted carpet. Doors leading to two bedrooms. Centre pendant light, smoke alarm, papered walls and a continuation of the fitted carpet. Storage cupboard.

Bedroom 4
12' 4" x 10' 10" (3.76m x 3.31m)
Centre light, one feature papered wall, PVCu double glazed window overlooking the side of the property, radiator and fitted carpet. Built in wardrobes with hanging rails and shelving.

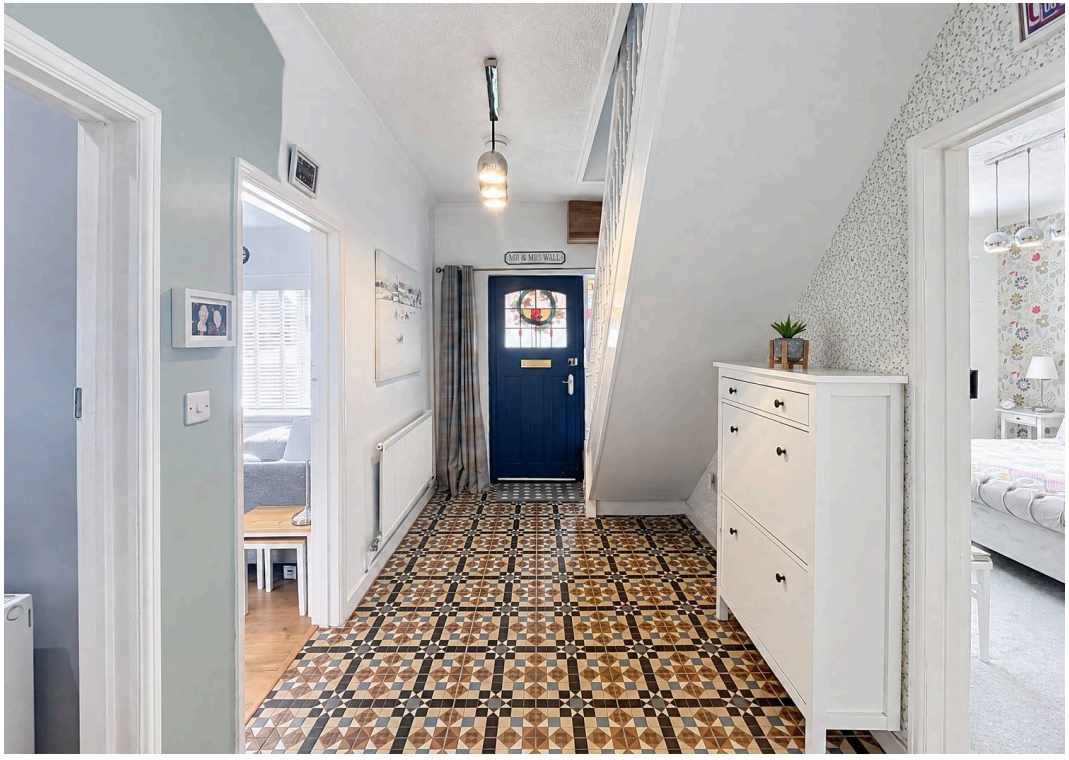
Bedroom 2
14' 7" x 10' 10" (4.44m x 3.31m)
Pendant light, two feature papered walls, PVCu double glazed window overlooking the side of the property, radiator and fitted carpet. Built in storage cupboards.

Storage cupboard/ Potential WC
5' 7" x 4' 1" (1.71m x 1.24m)
Pendant light, radiator and exposed floorboards. Potential to convert to a WC, water supply however the waste supply is not connected.

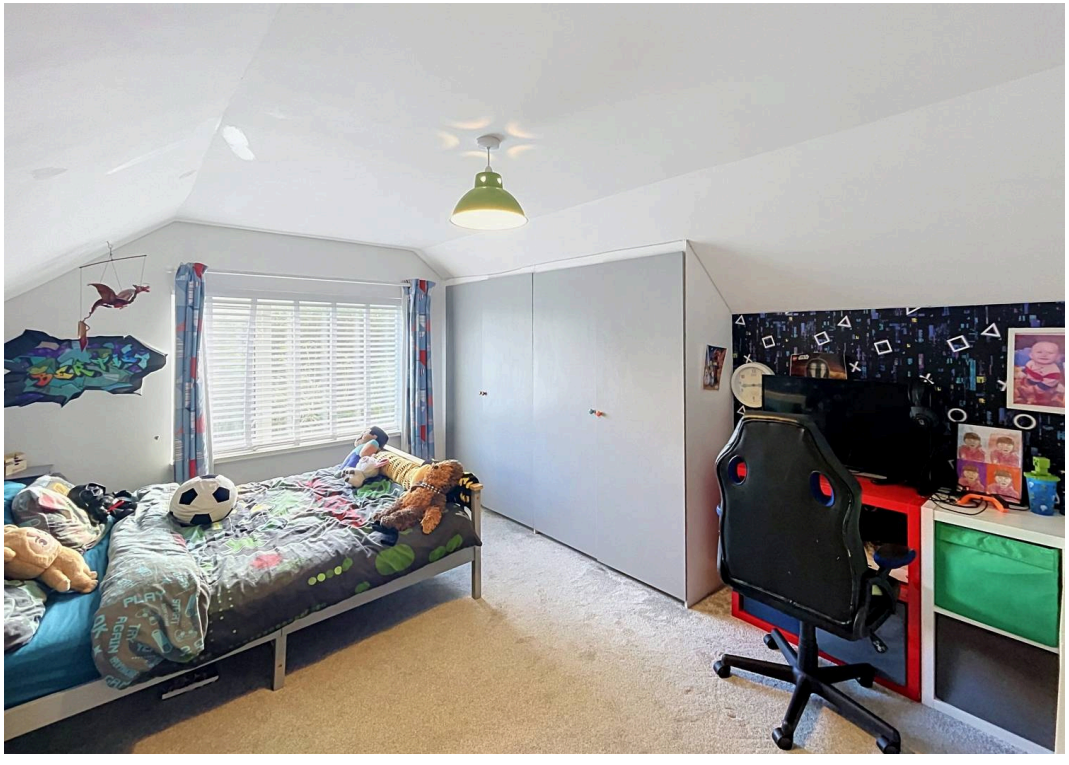
Outside
Nice sized low maintenance enclosed rear garden mainly laid to artificial grass with grey Indian sandstone patio ideal for garden furniture. Lean too storage shed. Outside power and outside tap. Off road parking to the front of the property leading to a detached garage. Block paved pathway leading to the front door with an overhead wooden canopy. The front garden is laid to artificial grass. Outside lighting.

Detached Garage
Roller shutter door.




MR & MRS WALL

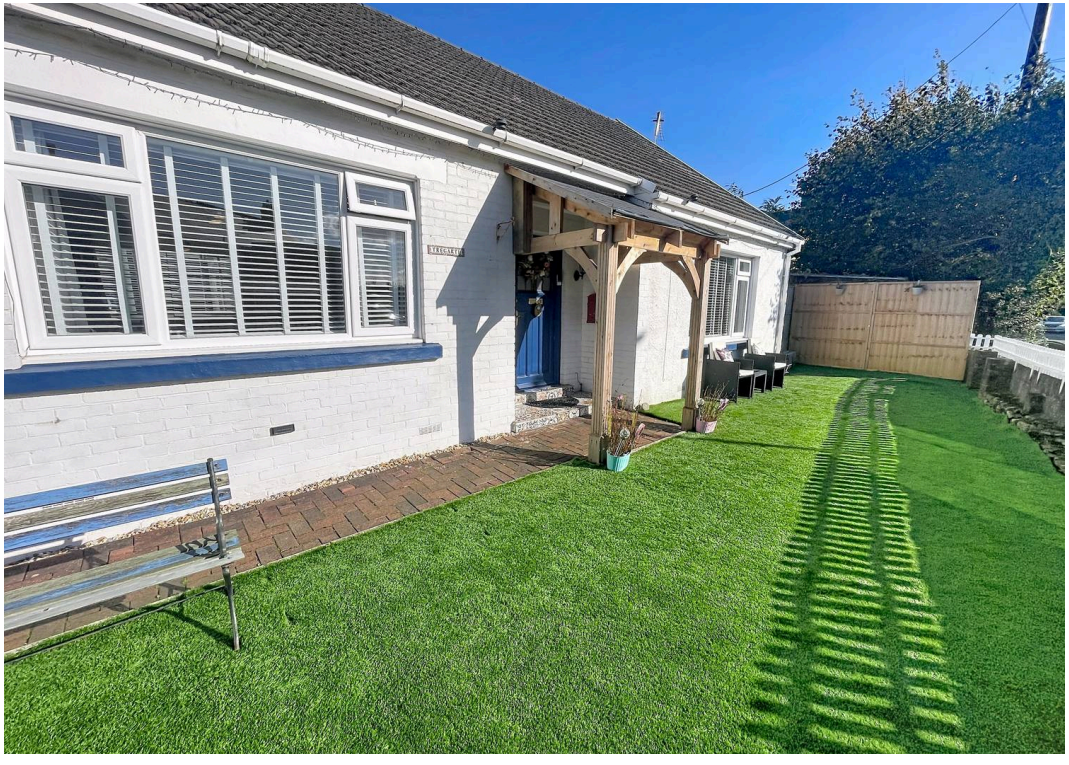


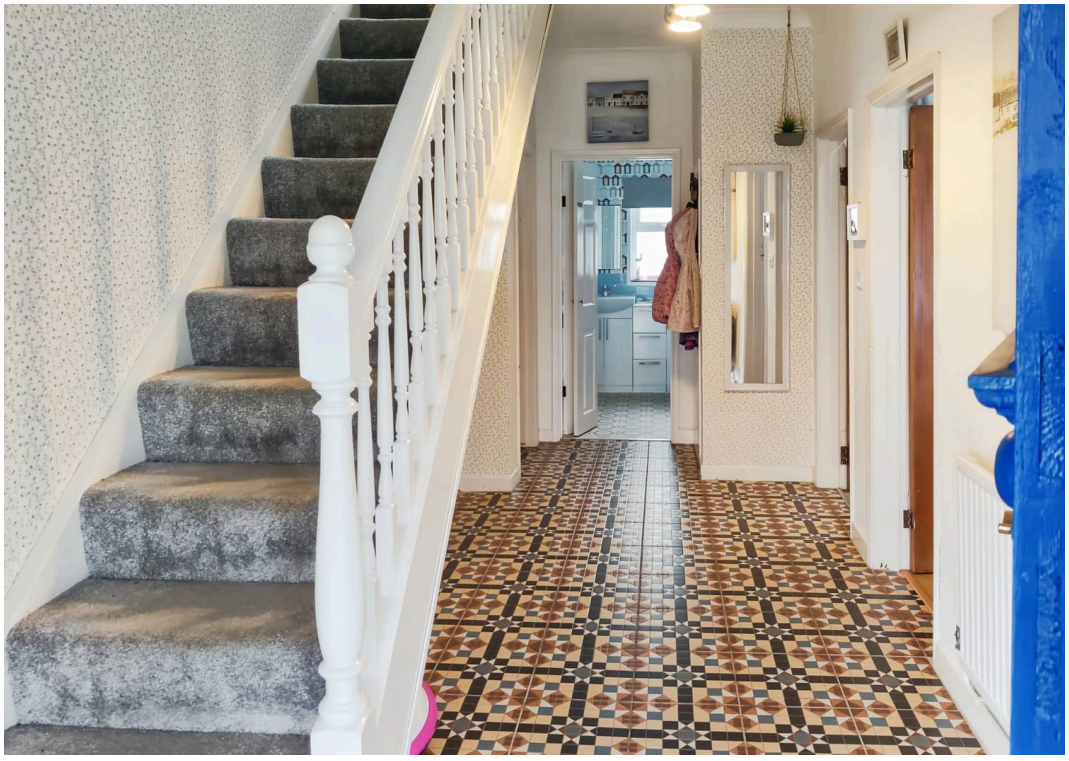



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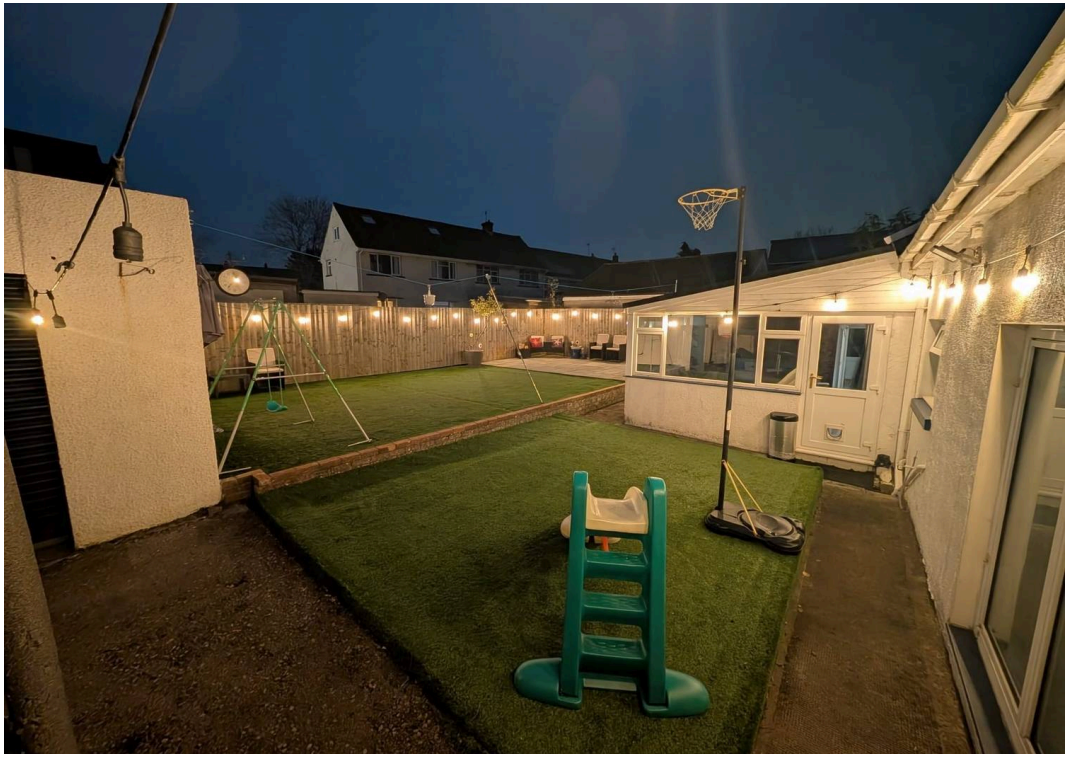




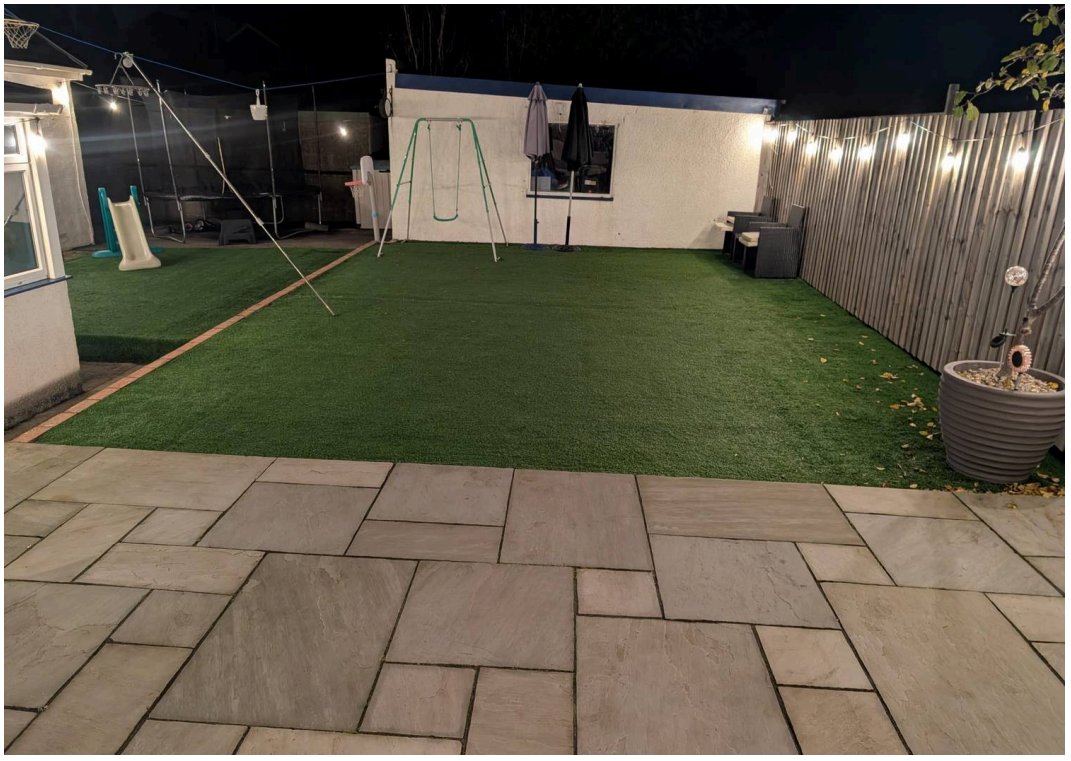




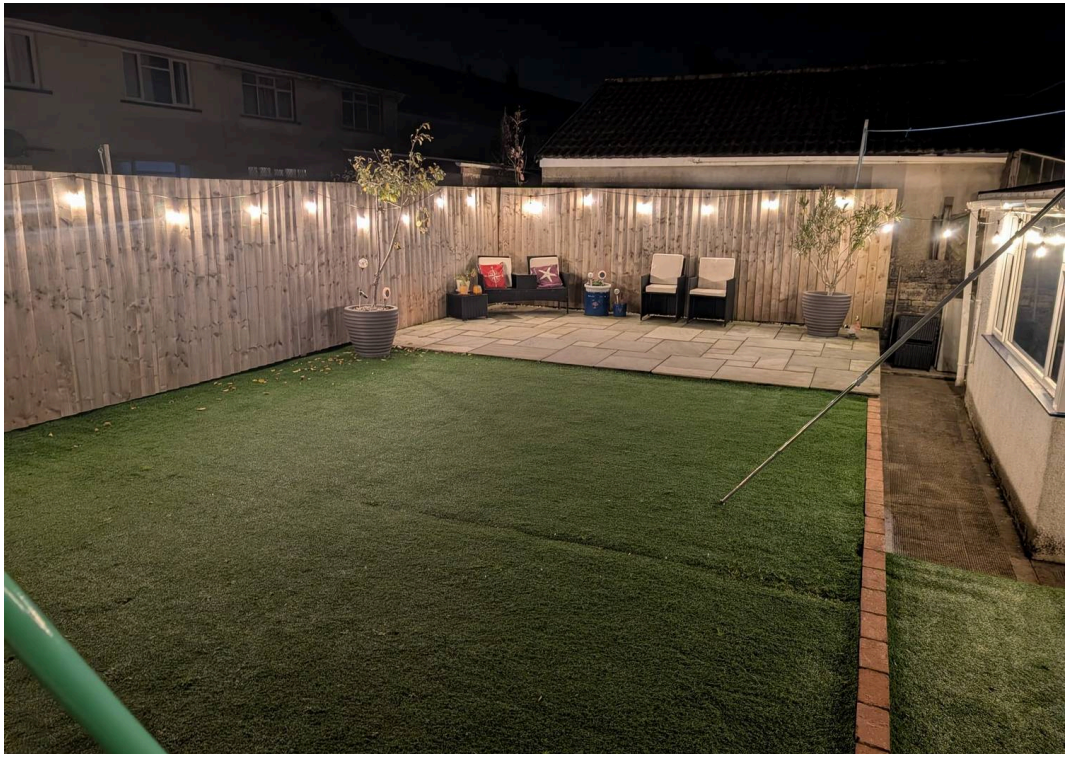

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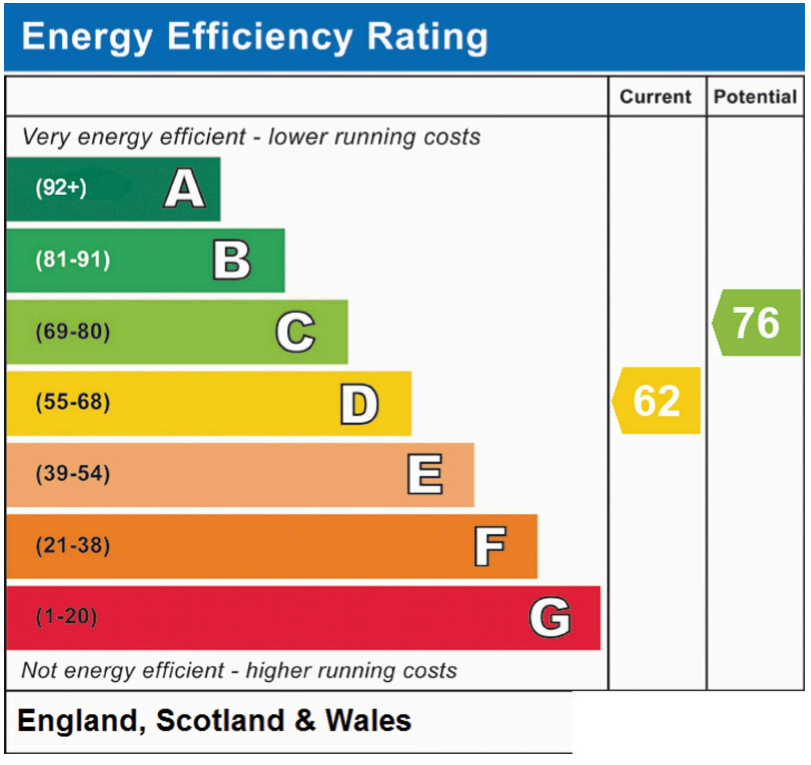







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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
62
76
England, Scotland & Wales

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Payton Jewell Caines

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