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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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50 Clos Tyn Y Coed, Sarn, Bridgend, Bridgend County. CF32 9PQ



PETER MORGAN

Offers In Region Of **£300,000**

## Main Features

- Well presented four bedroom modern detached
- Occupying a corner plot with direct access to cycle track and open space/wilderness
- Open plan kitchen/ dining room with access to garden
- Cloakroom, family bathroom & ensuite to bedroom one
- All bedrooms have fitted wardrobes
- 1 mile from the M4 at Junction 36
- Convenient for rail & bus links, school, leisure centre, swimming pool and supermarkets
- uPVC double glazing & gas central heating
- Landscaped gardens. 3-4 car driveway
- Burglar alarm. Luxury vinyl tile flooring & fitted blinds. Council Tax Band E. EPC: C

## General Information

WELL PRESENTED FOUR BEDROOM DETACHED HOME SITUATED ON A CORNER PLOT WITH DIRECT ACCESS TO CYCLE TRACK AND OPEN GREEN SPACE/WILDERNESS.

Situated within the modern development, highly convenient for schools, leisure Centre, swimming pool, cycle track, supermarket and post office. The M4 is within 1 mile junction 36. Park and ride rail link to Cardiff within 1/2 mile.

This property has accommodation comprising ground floor, hallway, cloakroom, lounge, open plan, kitchen/dining room with access to garden and garage. First floor landing, four bedrooms with fitted wardrobes, family, bathroom and ensuite shower room to bedroom one.

Externally there are landscaped gardens to front and rear. Detached garage with potential for conversion (subject to planning permission) 3 to 4 car driveway and landscaped front garden.

The property benefits from uPVC double glazing. Combi gas central heating. Luxury vinyl tiled flooring.

Offered for sale with no ongoing chain.

## GROUND FLOOR

### Hallway

uPVC double glazed window. Double glazed composite door to front. Grey wood grain luxury vinyl tiled floor. Plastered walls and ceiling. Radiator. Under stairs store cupboard. Wall mounted gas central heating thermostat. Mains powered smoke alarm. Burglar alarm control unit. White colonial style panelled doors to living areas and

### Cloakroom

uPVC double glazed window to front. Two piece suite in White comprising close couple WC with push button flush and pedestal hand wash basin with lever taps. Tiled splash back, vanity mirror. Tiled floor. Radiator. Plastered walls and ceiling. Wall mounted electrical consume and burglar alarm units.

### Lounge

uPVC double glazed window to front. Fitted Venetian blind. Fitted Grey carpet. Plastered walls and ceiling. Radiator. TV, telephone and Internet connection points.



## **Kitchen / Dining Room**

Open plan kitchen/dining room. Providing indoor/outdoor option via uPVC double glazed French doors to the garden. uPVC double glazed window to rear garden. Fitted kitchen finished with ebony wood Green effect doors with brass steel handles. Marble effect worktops with up stands.

1 1/2 bowl stainless steel sink unit with mixer taps. Plumbed for washing machine and dishwasher. Integral oven grill, hob and extractor hood with glass splash plate. Fitted matching corner unit. Space for fridge/freezer. Breakfast bar. Grey wood grain vinyl tiled flooring. Plastered walls and ceiling. Radiator. Door to integral garage.

## **FIRST FLOOR**

### **Landing**

uPVC double glazed window with open aspect to side. Balustrade and spindled. Fitted carpet. Plastered walls and ceiling. Radiator. Loft access. Mains powered smoke alarm. Airing cupboard housing hot water and heater tanks with slatted shelf. White colonial style panel doors to bedrooms and

### **Family Bathroom**

uPVC double glazed window to side. Fitted three piece bathroom suite in White comprising close couple WC with push button flush, pedestal hand wash basin with monobloc tap and tiled splash back and panel bath with mixer tap and hair wash spray. Tiled splash back's. Full width mirrored wall vanity mirror. Shaver point. Tiled floor. Extractor fan. Plastered walls and ceiling.

### **Bedroom 1**

uPVC double glazed window to front. Radiator. Fitted carpet. Plastered walls and ceiling. Fitted wardrobe with mirrored sliding doors. White colonial style panel door to

### **En-Suite Double Shower Room**

uPVC double glazed window to side. Fitted three piece suite in White comprising close couple WC with push button flush, pedestal hand wash basin with lever taps and tiled shower cubicle with rainstorm shower and hair wash spray with glass sliding screen. Part tiled walls. Grey wood grain luxury vinyl tiled flooring. Radiator. Extractor fan. Shaver point. Vanity mirror. Plastered walls and ceiling.

### **Bedroom 2**

uPVC double glazed window with open aspect to rear. Radiator. Fitted carpet. Fitted wardrobe. Plastered walls and ceiling.

### **Bedroom 3**

uPVC double glazed window to front. Radiator. Fitted carpet. Plastered walls and ceiling. Fitted wardrobe.

### **Bedroom 4**

uPVC double glazed window with open aspect to rear. Plastered walls and ceiling. Fitted carpet. Fitted wardrobe.

## **EXTERIOR**

The property occupies a corner plot which benefits from wilderness / open green space and direct access to cycle track to the side.

### **Front Garden**

Landscaped garden laid with lawn and planting areas. Stocked with ornamental plants and trees. Decorative stone covered borders. Paved brick edge to pathway to front door. Courtesy light. Driveway to side providing parking for 3 to 4 cars. External gas and electric meter boxes. Steel railings.

### **Attached Garage**

uPVC double glazed door to rear. Up and over door to front. Vaulted/apex roof with storage. Potential plumbing for washing machine. Electric light and power points. Potential for conversion (subject to planning permission).

### **Rear Garden**

Landscaped and private rear garden laid with lawn. Indian flagstone paved patio with wood decked sun terrace. Brick built boundary walls with wood fence inserts. Water tap. External power points.

### **Mortgage Advice**

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 1 option 1 or email us at [bridgend@petermorgan.net](mailto:bridgend@petermorgan.net) (fees will apply on completion of the mortgage).

### **Viewings**

Strictly By Appointment Only

### **Utilities**

Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** E

**Current heating type** Gas

**Tenure** Freehold







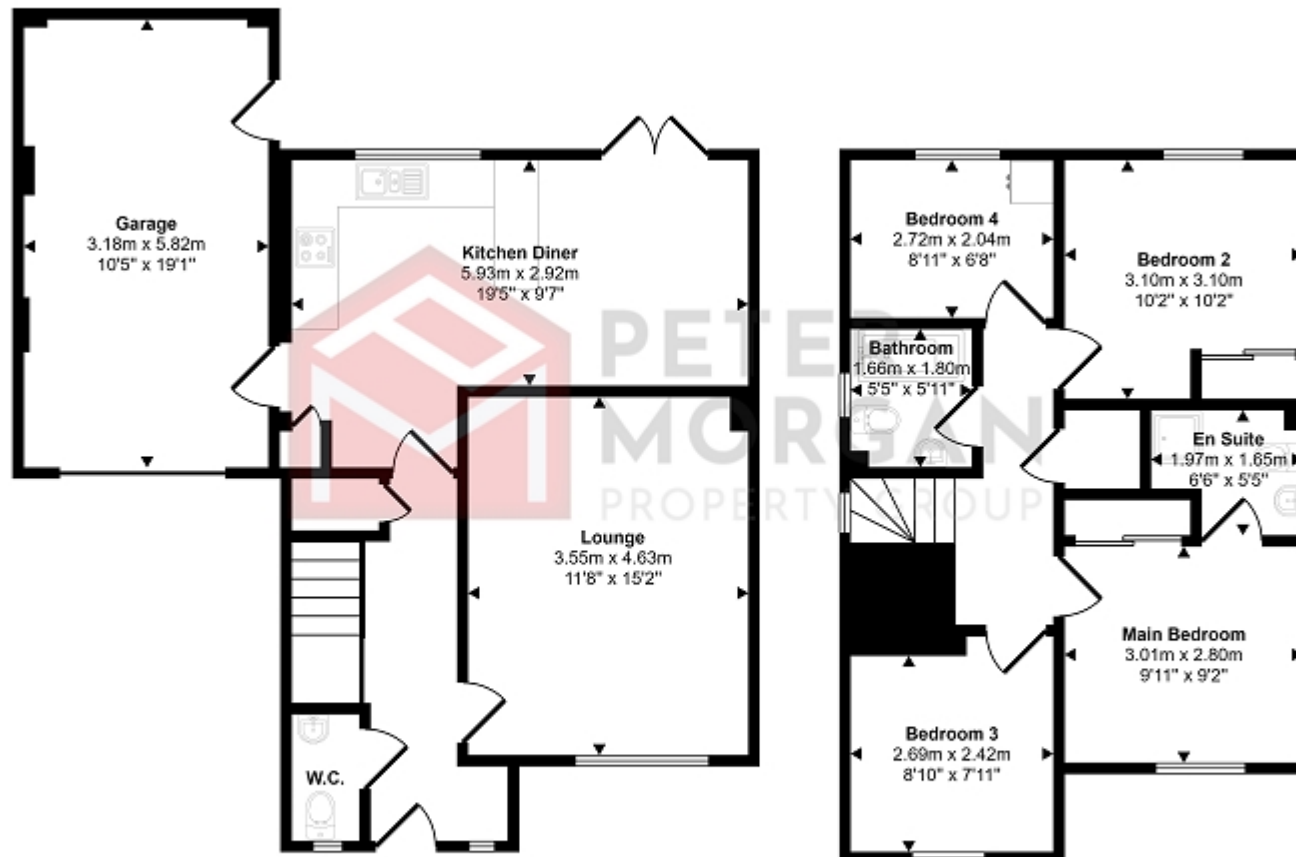








Approx Gross Internal Area  
117 sq m / 1260 sq ft




Ground Floor  
Approx 68 sq m / 732 sq ft

First Floor  
Approx 49 sq m / 529 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including ?180,000 0% The portion over ?180,000 up to and including ?250,000 3.5% The portion over ?250,000 up to and including ?400,000 5% The portion over ?400,000 ?400,000 up to and including ?750,000 7.5% The portion over ?750,000 up to and including ?1,500,000 10% The portion over ?1,500,000 12% Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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