



53, Heol Llansantffraid  
CF329NH

HEOL LLANSANTFFRAID Watts & Morgan

# 53 Heol Llansantffraid

Sarn, CF329NH

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**£209,995 Freehold**

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

We are pleased to offer to the market this extended 3 bedroom semi-detached property with a larger than average plot. Situated in a convenient location in Sarn, Bridgend within walking distance of local shops, schools, amenities, local train station and great access via J36 of the M4 Motorway. This spacious accommodation comprises; entrance porch, hallway, lounge / dining room, kitchen/breakfast room, shower room. First floor 3 good sized bedrooms and a family bathroom. Externally enjoying a spacious driveway with off road parking for multiple vehicles, landscaped garden and large outbuilding with power. Chain Free. EPC "D"

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## Directions

\* Bridgend town centre - 3.0 Miles \* Cardiff city centre- 22.1 Miles \* J36 of the M4 motorway- 1.5 Miles

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**Your local office: Bridgend**

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## Summary of Accommodation

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### GROUND FLOOR

Accessed into the extended entrance porch leading into the main hallway. The living room is spacious light reception room with laminate floors, large uPVC windows to the front and overlooking the rear garden with ample space for both lounge and dining furniture. The living room benefits from a central brick fireplace with woodburner.

The kitchen / breakfast room offers tiled floors and patio doors opening out to the rear garden. The kitchen has been fitted with a range of high gloss coordinating wall and base units and complementary work surfaces over. There is continuation of the worksurfaces providing a breakfast bar area and tiled splash backs. Integral appliances to remain include oven, grill, 4-ring gas hob with extractor hood, space and plumbing is provided for a further appliance and space for a freestanding fridge freezer. The kitchen houses the gas combi boiler. The downstairs shower room has been fitted with a 3-piece suite comprising of a double shower cubicle, pedestal wash hand basin and WC with fully tiled walls and floors.

### FIRST FLOOR

The first floor landing offers fitted carpets and all doors lead off. Bedroom one is spacious room with fitted carpets, fitted wardrobes and window over looking the rear garden. Bedroom two is a further double room with fitted carpets, spot lighting and window to the front. Bedroom three is another good sized room with laminate flooring, spot lighting and window to the rear. The family bathroom has been fitted with a 3-piece suite comprising of a panelled bath with free hand shower head, wash hand basin within unit and WC. The bathroom benefits from part tiled walls, tiled flooring, built in storage and a window to the side.

### GARDENS AND GROUNDS

No. 53 is sat on a larger than average plot with a fully landscaped rear garden, laid with patio slabs and decking and a timber pergola. The property benefits from a large outdoor storage building consisting of multiple sections with full power supply connected. The spacious drive is accessed to the side of the property through private gates providing off road parking for numerous vehicles.

### SERVICES AND TENURE

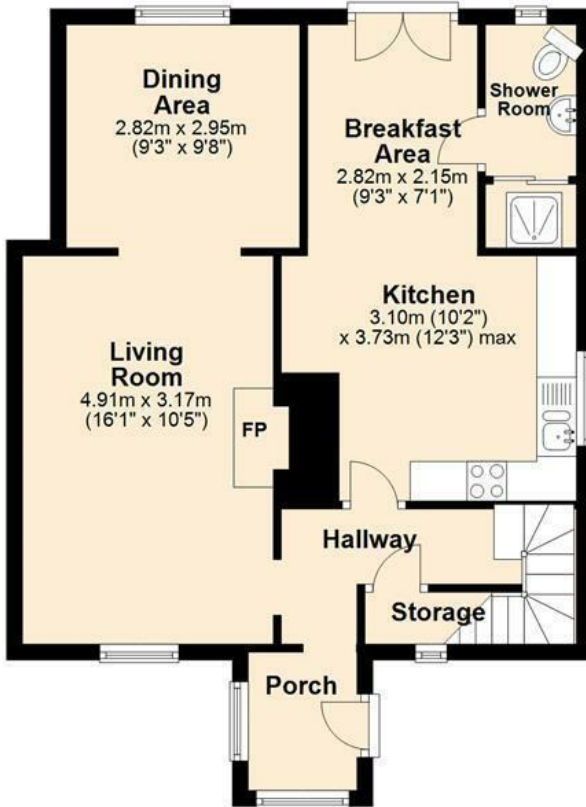
Freehold. All mains connected.

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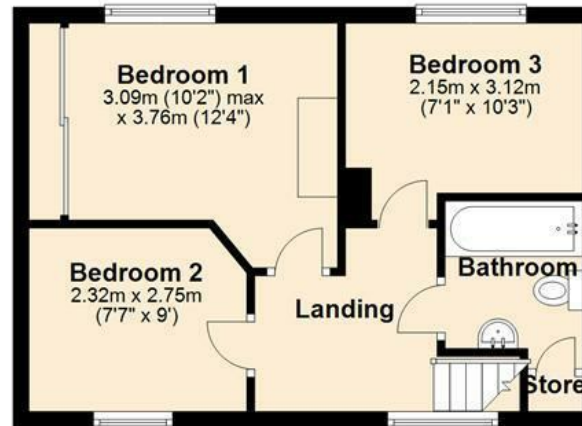
### Ground Floor

Approx. 55.7 sq. metres (599.9 sq. feet)



### First Floor

Approx. 34.6 sq. metres (372.4 sq. feet)

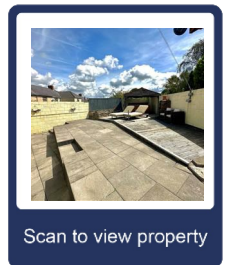


Total area: approx. 90.3 sq. metres (972.3 sq. feet)

All measurements are approximate, and for display purposes only.  
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>63</b>	
(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 &amp; Wales</b>	EU Directive 2002/91/EC	



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