

FOR
SALE



49 Crescent Road, Sarn, Bridgend, Mid Glamorgan CF32 9PE

**Payton
Jewell
Caines**

£185,000 - Freehold

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PROPERTY SUMMARY

Introducing this traditional 3 bedroom semi detached house centrally positioned in Sarn and situated on a corner plot with lovely frontage and good off road parking. The house requires modernisation throughout and is sold with no onward chain.

POINTS OF INTEREST

- Three bedroom semi detached house with garage
- Recently installed gas combination boiler
- Bathroom with separate WC
- Lovely corner plot with generous driveway parking
- Two reception rooms
- Requires internal modernisation
- Sold with no onward chain



ROOM DESCRIPTIONS

Entrance

Access via part frosted glazed PVCu front door into the entrance hallway with papered walls, skirting, fitted carpet, Stairs to the first floor. Doorway through into:

Reception 2

3.2m x 3.15m (10' 6" x 10' 4") Finished with tiled and coved ceiling, paper edwalls with high-level feature picture rail ,skirting, fitted carpet .PVCu double glazed window overlooking the front .Wall mounted gas fire. Wooden shelving in the alcoves with storage below.

Lounge

3m x 5.5m (9' 10" x 18' 1") With dual aspect natural light via PVCu double glazed window to the front and to the rear. Voiles and curtains to remain. Finished with papered and coved ceiling, papered walls with a high-level feature picture rail, central light fitting, skirting and fitted carpet. Wall mounted gas coal effect living flame fire with wood panelling and shelving and low-level storage. Sliding door through into the kitchen:

Kitchen

2m x 4.2m (6' 7" x 13' 9") Overlooking the rear by PVCu double glazed window and a frosted glazed PVCu door. Finished with a tiled and coved ceiling, wooden tongue and groove wood panelling walls and a fitted carpet. Single glazed timber frame window to the side. A range of low level and wall mounted kitchen units with a rolltop worksurface ,ceramic tiles to splashback. Sink with mixer tap and drainer. Recess with shelving under the stairs, Wall mounted Viessman gas fired combination boiler

Stairs and Landing

To the first floor via stairs with double wooden balustrade and fitted carpet. First floor landing with tiled and coved ceiling, papered walls, skirting, fitted carpet. PVCu double glazed tilt and turn window to the rear.

Bathroom

PVCu frosted glazed window to the rear with a fitted roller blind. Finished with central light fitting, tiled and coved ceiling, papered walls, fitted carpet. Inset sink with storage below, bath and a fitted storage cupboard.

WC

Separate WC with a PVC frosted glazed window to the rear

Bedroom 1

Overlooking the front via PVCu double glazed window with voiles and curtains to remain ,finished with tiled and coved ceiling, papered walls with a high-level feature picture rail, skirting, fitted carpet, fitted shelving and a fitted storage cupboard above the stairs with a hanging rail.

Bedroom 2

Overlooking the front via two PVCu double glazed windows and finished with a tiled and coved ceiling, papered walls with a high-level feature picture rail, skirting, fitted carpet. Fitted storage cupboard over over the stairs and fitted wardrobes into the chimney breast alcoves.

Bedroom 3

2.7m x 2.25m (8' 10" x 7' 5") Overlooking the rear via PVCu double glazed window and finished with a tiled and coved ceiling, papered walls with a high-level feature picture rail ,skirting, fitted carpet and a fitted storage cupboard.

Outhouse

Acces via frosted glazed PVCu door from the rear garden and also a part frosted glazed PVCu door leading back out to the front of the property. The outhouse has three separate areas, one with a sink and a tap, one with a WC ,and one for storage.

Outside

Enclosed rear garden laid to patio and lawn.

Single detached garage with traditional up and over door with light and power and two windows to the rear. Enclosed front garden lead to lawn with a tarmac and concrete driveway suitable for parking up to 4 vehicles.



Awaiting EPC &
Floorplan