

FOR
SALE



7 Brynhyfryd, Sarn, Bridgend, Mid Glamorgan CF32 9UR

£249,950 - Freehold



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PROPERTY SUMMARY

Contemporary decor throughout! Three bedroom semi detached house occupying a corner plot and comprising entrance hallway, open plan kitchen / dining / living room, utility and WC. Three bedrooms and bathroom. Single garage and driveway parking. Good size private rear garden. **MUST BE VIEWED!!!**
Sold with no onward chain.

POINTS OF INTEREST

- Three bedroom semi detached house
- Open plan kitchen / dining / living room
- Modern decor throughout
- Fixtures and fittings available by separate negotiation
- **NO ONWARD CHAIN**
- Beautifully presented



ROOM DESCRIPTIONS

Entrance

To the side of the property via a part glazed stainless steel door into the entrance hall.

Entrance hall

Emulsioned ceiling and walls, skirting, laminate flooring, PVCu double glazed window to the front and modern vertical radiator. Recessed LED spot lights and stairs to the first floor with under stairs fitted storage. Doorway through to the open plan lounge/diner.

Lounge / diner

3.75m x 7.10m (12' 4" x 23' 4") Overlooking the front of the property via PVCu double glazed window and finished with emulsioned ceiling with recessed LED spot lights, feature concrete with wood panelled walls, skirting and laminate flooring. Space for living room furniture to the front and space for dining furniture to the rear with double glazed bi-fold doors leading out to the rear covered decking area. Opening into the kitchen.

Kitchen

2.60m x 3.40m (8' 6" x 11' 2") Recessed LED spot lights, emulsioned walls, skirting and laminate flooring. A range of low level and wall mounted units in matt graphite grey with inset matt black sink with mixer tap and drainer. Integrated induction oven with overhead extractor hood. Dishwasher, full height fridge, electric cooker, microwave and built in breakfast bar. Door leading to the utility.

Utility

2.43m x 4.20m (8' 0" x 13' 9") L shaped room measurements narrow to 1.5m. PVCu double glazed window overlooking the rear and frosted glazed PVCu door leading out to the rear garden. PVCu double glazed window looking out to the front driveway. A range of low level kitchen units in white with complementary roll top work surface, space for full height fridge/freezer, plumbing for automatic washing machine and space for stacking tumble. Step down and further step up to the downstairs WC.

Downstairs WC

PVCu frosted glazed window to the rear, central light fitting, emulsioned walls, skirting and ceramic tiled flooring. Two piece suite in white comprising low level WC and wall mounted wash hand basin.

Landing

Via wooden stairs with feature rope balustrade. PVCu double glazed window overlooking the side, access to loft storage via a pull down ladder, recessed LED spot lights and doors leading to three bedrooms and family bathroom.

Bathroom

PVCu double glazed window to the rear, recessed LED spot lights, ceramic tiles to the wall and to the floor, wall mounted heated towel rail and wall mounted LED circular mirror. Three piece suite comprising WC, counter top wash hand basin with mixer tap and vanity unit below and bath with over bath plumbed shower with hand attachment, rainwater head and side glazed screen.

Bedroom 1

3.25m x 3m (10' 8" x 9' 10") measurements are to the fitted wardrobes. Overlooking the rear via large PVCu double glazed picture window and finished with recessed LED spot lights, emulsioned walls, skirting and laminate flooring. Wall to wall and floor to ceiling fitted wardrobes with mirrored doors.

Bedroom 2

2.80m x 4m (9' 2" x 13' 1") Overlooking the front via PVCu double glazed window and finished with recessed LED spot lights, emulsioned walls, skirting and laminate flooring.

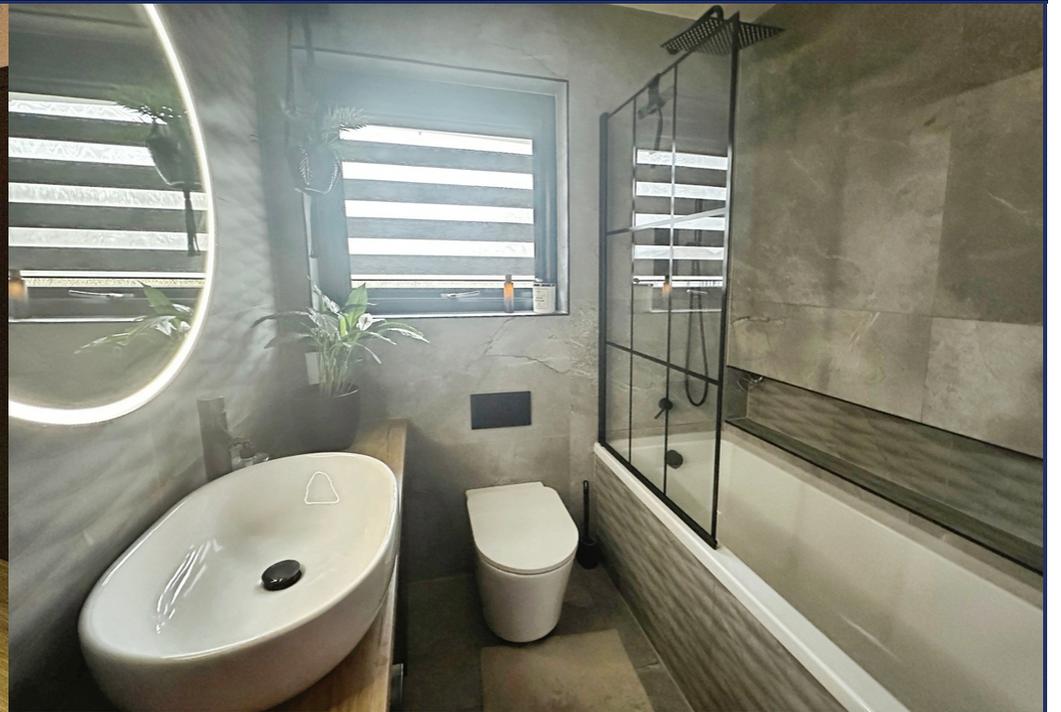
Bedroom 3

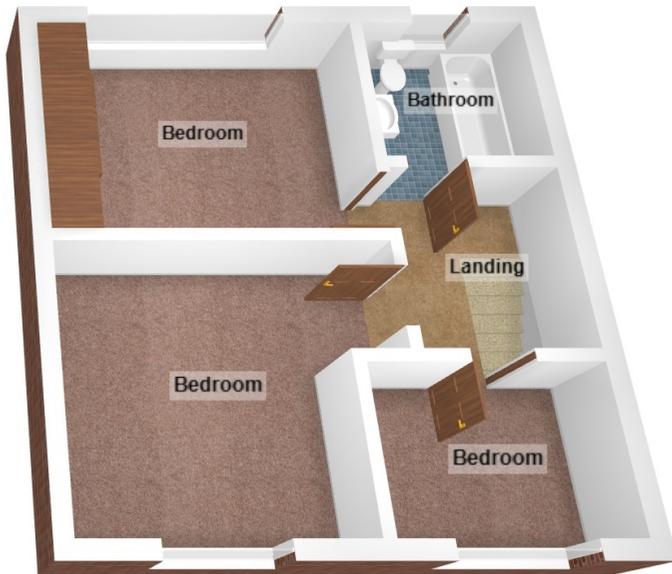
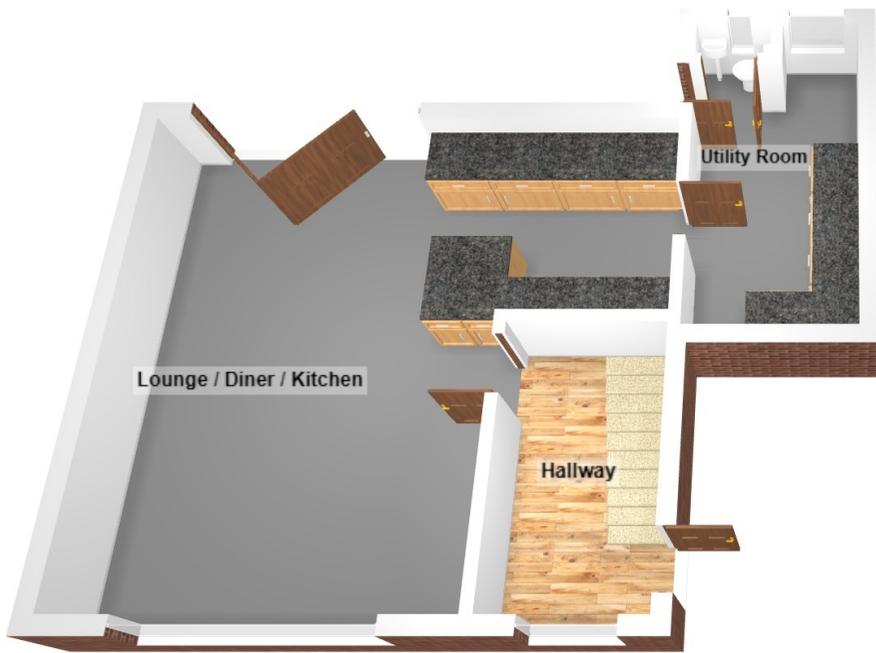
2.70m x 2.30m (8' 10" x 7' 7") Overlooking the front via PVCu double glazed window and finished with recessed LED spot lights, emulsioned walls, skirting and laminate flooring.

Outside

Detached single garage with traditional up and over door and concrete driveway to the side suitable for off road parking for two vehicles with an enclosed front patio.

Enclosed rear garden laid to a covered area of decking, two areas of lawn and elevated decking with pergola to the rear all enclosed by block wall and gate leading to the rear common land.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	