

HUNTERS®

HERE TO GET *you* THERE



Park Place

Sarn, Bridgend, CF32 9UA

Offers Over £200,000



Council Tax:



9 Park Place

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General

Conveniently off junction 36 of the M4 in South Wales. Just a 20-30 min drive can get you to Cardiff or Swansea, Coast or Countryside. With mainline train station and bus routes close by.

Brynmenyn is a village to the North of Bridgend in Bridgend County Borough. The area has a population of 10,000. The local area boasts many facilities and amenities including: Primary Schools, Comprehensive School, Doctors Surgery, Bus routes, variety of shops, takeaways, pubs, along with a variety of shops centrally and on the outskirts at the many retail parks.

Close to Bridgend Town with further facilities and amenities including: Mainline Train Station and bus routes, restaurants, pubs, swimming pool and leisure facilities, along with a variety of shops.

Hallway

with laminate flooring, papered walls and ceilings with central lighting, radiator, Upvc front door, stairs to first floor, doors to:

Lounge

15'0" x 10'4" (4.57m x 3.15m)

with laminate flooring, skimmed walls and papered ceilings with central lighting, window to rear, radiator, open fireplace.

Kitchen / Dining

16'5" x 16'1" (5.00m x 4.90m)

with laminate / tiled flooring, skimmed walls and textured ceilings with central lighting, oak fitted kitchen with granite effect worktops, window, door and patio doors to rear.

Bathroom

6'1" x 6'0" (1.85m x 1.83m)

with tiled effect flooring, tiled walls and skimmed ceilings with spot lighting, wc and sink built into vanity storage, quadrant shower cubicle with thermostatic shower and glass screen, window to side.

Landing

with carpets, papered walls and ceilings with central lighting, window to side, attic access, doors to:

Bedroom 1

13'3" x 9'8" (4.04m x 2.95m)

with carpets, papered walls and ceilings with central lighting, window to front, selection of built in wardrobes.

Bedroom 2

9'11" x 7'11" (3.02m x 2.41m)

with exposed floorboards, papered walls and ceilings with central lighting, window to rear, selection of built in wardrobes.

Bedroom 3

8'2" x 7'1" (2.49m x 2.16m)

with exposed floorboards, papered walls and ceilings with central lighting, window to rear.

Gardens

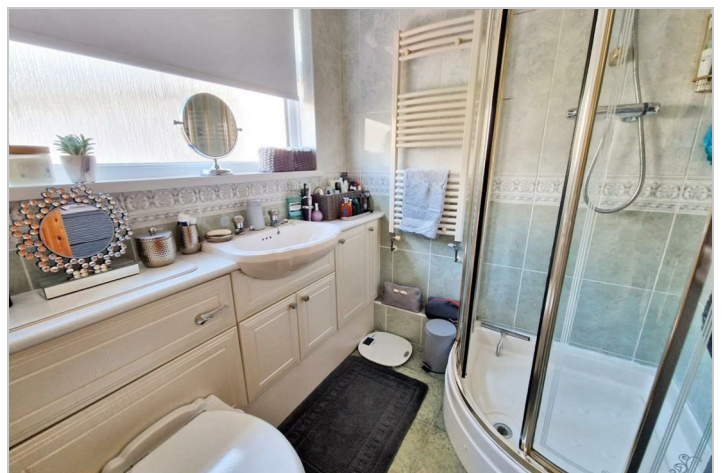
Enclosed front gardens with lawns and blocked paved driveway leading to single garage and to front door.

South West facing garden with pation against the rear of the house and to back of garage, path leading to rear with lawn enclosed by mature trees, side

Tel: 01656 856118

access.

Single garage with pitched roof, up and over front door window and door to side., additional building housing and outside wc.



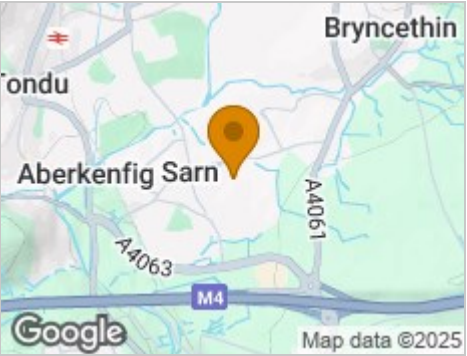
Road Map



Hybrid Map



Terrain Map



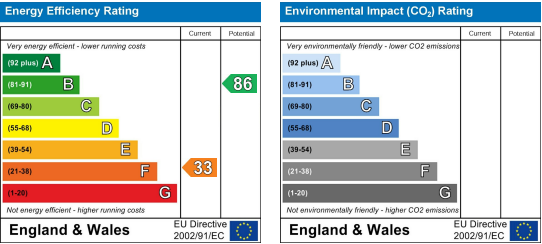
Floor Plan



Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.