

The Overview

Property Name:
**92 Ffordd Maendy
Sarn
Bridgend
CF32 9GF**

Price:
£400,000

Qualifier:
Asking Price

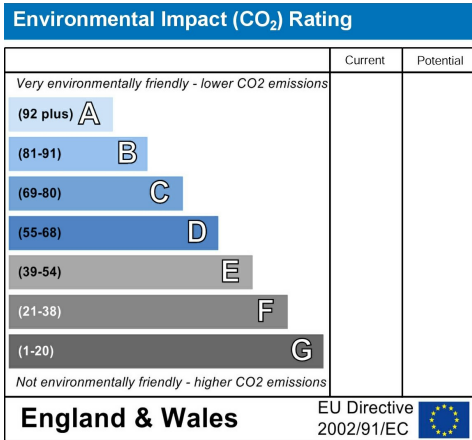
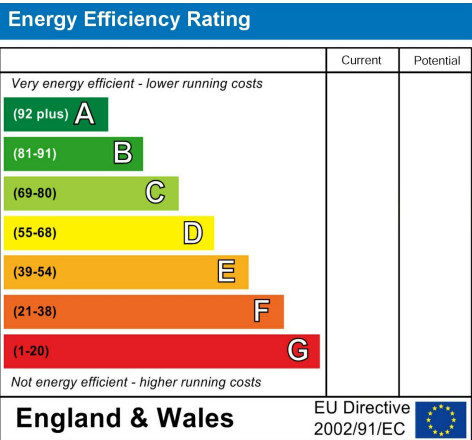
**4**

**2**

**2**



The EPC



The Bullet Points

- No Onward Chain
 - Two Spacious Reception Rooms
 - Off-Street Parking and Garage
 - Utility Room with Garden Access
 - Main Bedroom with En-Suite
- Detached Four-Bedroom Home
 - High-Spec Open-Plan Kitchen/Diner
 - Downstairs WC
 - Built-In Wardrobes to Two Bedrooms
 - Low-Maintenance Rear Garden

The Main Text

Welcome to Ffordd Maendy, Sarn, Bridgend, CF32 9GF, a beautiful and spacious four-bedroom detached home, ideally located in a popular residential area. With off-street parking, a garage, and a thoughtfully designed layout, this modern family home offers both practicality and style throughout.

Upon entering the property, you are greeted by a welcoming hallway that sets the tone for the space and quality this home provides. To the front of the property are two generous reception rooms, ideal for a variety of uses such as a formal lounge, playroom, or home office. One of these reception rooms features a charming bay window, flooding the space with natural light and creating an open feel.

The heart of the home is the expansive, open-plan kitchen and dining area situated at the rear of the property. This high-specification kitchen boasts sleek, neutral matt-effect cupboards paired with stylish brown/grey worktops, creating a modern and timeless finish. Patio doors open directly onto the rear garden, making it an ideal space for entertaining or enjoying family meals with a seamless indoor-outdoor flow. Off the kitchen, you'll find a well-equipped utility room with matching cabinetry and worktops, a sink, space for appliances, and access to the garden. A convenient downstairs WC is located off the main hallway.

Upstairs, the property offers four spacious bedrooms. The main bedroom benefits from built-in wardrobes as well as a modern en-suite shower room, finished with sand-coloured tiles. The second bedroom also includes built-in wardrobes, ideal for maximising space. The family bathroom features a separate bath and shower. It has sand-toned tiling around the bath and sink area, and stylish white marble-effect panels in the shower enclosure. Additional storage is available in a handy cupboard on the landing.

Throughout the property, neutral colours have been used to create a light, fresh, and cohesive atmosphere, making this home a blank canvas for new owners to put their own stamp on it.

The rear garden is both attractive and low maintenance, offering a patio area perfect for outdoor seating and dining, a well-kept lawn, and decorative purple stone chippings that add visual interest. The garden also benefits from side access, which adds to the space's practicality.

Additional Information
Type of home- Detached House
Tenure- Freehold
EPC Rating- TBC
Council tax band- F
Borough- Bridgend

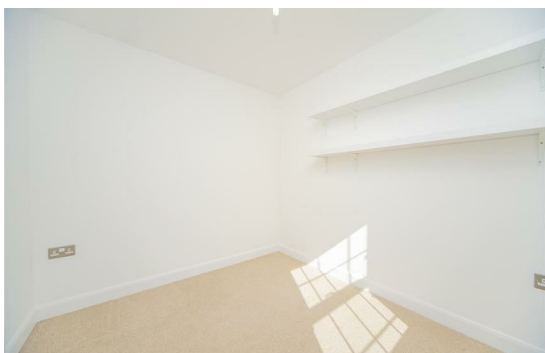
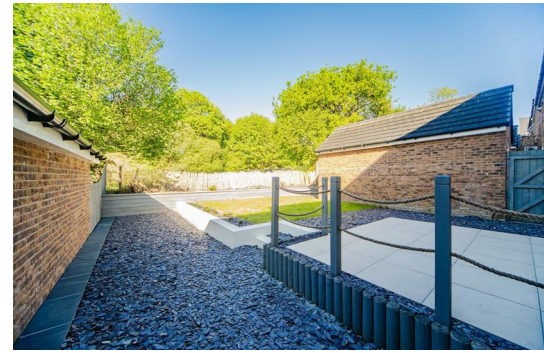
Local Area
The property is situated in a well-established and popular residential area in Sarn, Bridgend, offering a peaceful and community-oriented environment. Residents benefit from a range of nearby amenities, including local shops, cafes, and leisure facilities, all within easy reach. The area is known for its welcoming atmosphere and pleasant green spaces, making it an ideal setting for enjoying outdoor activities or taking relaxing strolls. With a blend of convenience and tranquillity, this location is perfect for those seeking a balanced lifestyle in a friendly neighbourhood.

Schools
Sarn, Bridgend, is well served by a variety of educational facilities that cater to a range of needs and preferences, including both English and Welsh-medium learning environments. The area offers access to primary and secondary education, with options that support early years development as well as continued academic progression. Families can also benefit from local initiatives that provide additional support for young children, including services focused on language development and school readiness. This broad educational provision makes Sarn an appealing location for families looking for quality learning opportunities close to home.

Local Transport
?Sarn, Bridgend, offers excellent connectivity for both residents and visitors. The village is served by Sarn railway station on the Maesteg Line, providing convenient access to nearby towns and cities. Additionally, local bus services operate throughout the area, making it easy to travel within Sarn and to surrounding communities. For those who prefer to drive, the proximity to Junction 36 of the M4 motorway ensures easy road access to major destinations across South Wales and beyond. This combination of rail, bus, and road options makes Sarn a well-connected and accessible location.?

The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



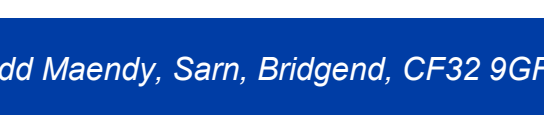
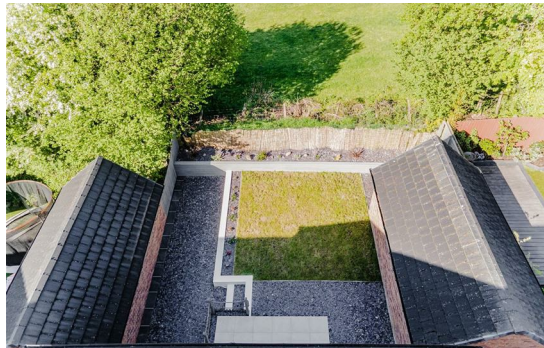
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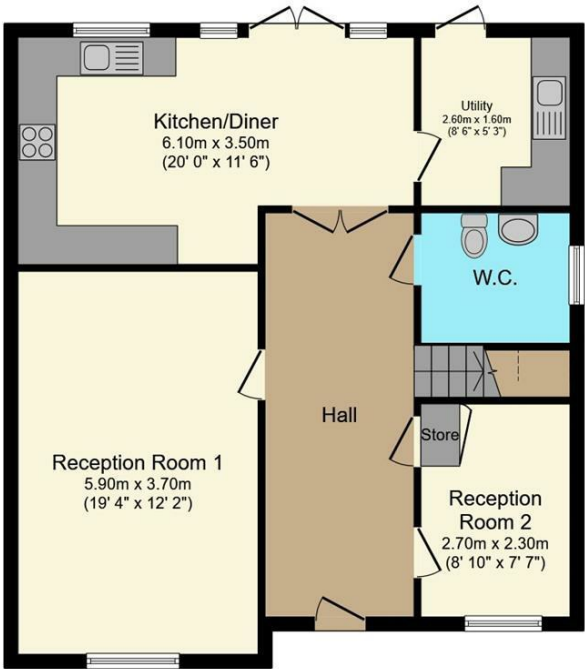
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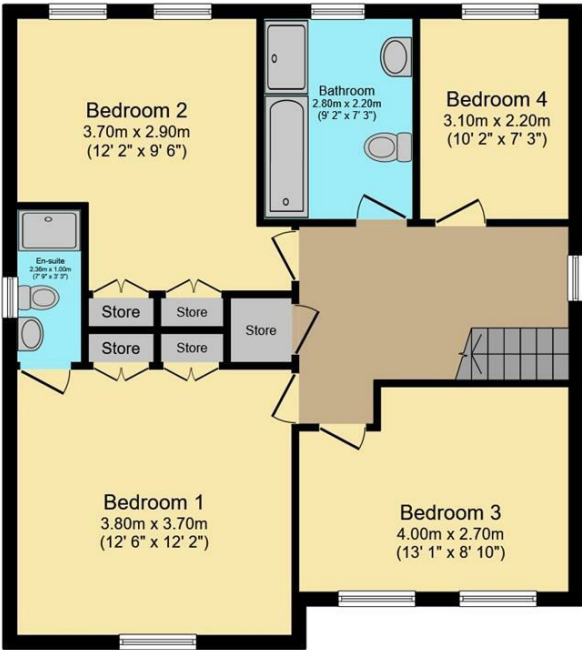


The Floorplan

The Map



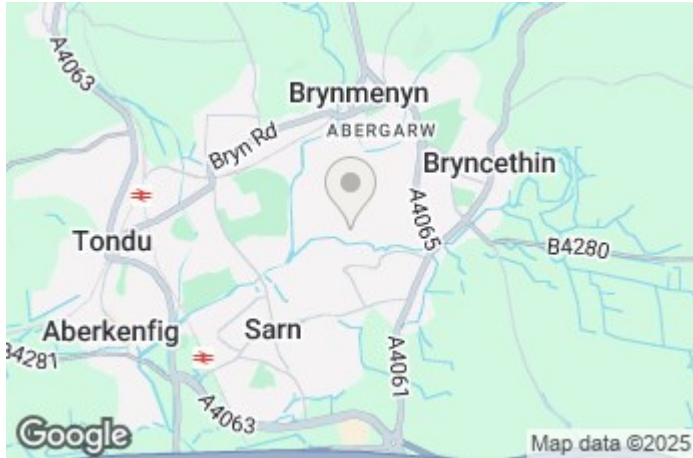
Ground Floor
Floor area 78.0 sq.m. (839 sq.ft.)



First Floor
Floor area 77.9 sq.m. (839 sq.ft.)

Total floor area: 155.9 sq.m. (1,678 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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