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Canola House, Heol  
Canola  
Sarn, Bridgend, CF32 9TY

## Canola House

Asking price **£375,000**

Situated in the convenient location of Sarn, just a short distance from Junction 36 of the M4, is the former care home, Canola House.

Former care home

Detached

Ten double bedrooms

Large parking area

Convenient location, just a short distance from Junction 36 of the M4

Viewings on the property are highly recommend

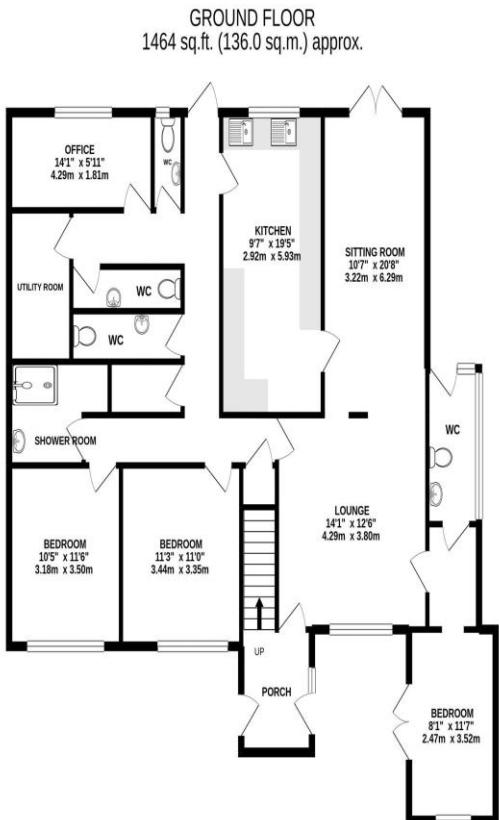




Situated in the convenient location of Sarn, just a short distance from Junction 36 of the M4, is the former care home, Canola House.

The accommodation comprises of ten double bedrooms, communal room, staff kitchen, staff office, twin storerooms, four cloakrooms, shower room and bathroom with large parking area to the side and small courtyard garden. Viewings

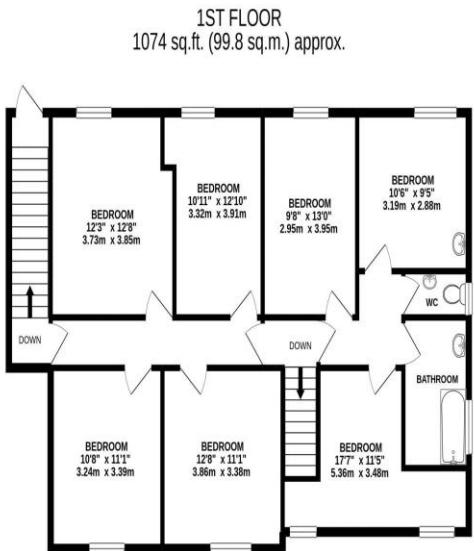
on the property are highly recommend it to appreciate the space and flexibility on offer.



TOTAL FLOOR AREA : 2538 sq.ft. (235.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### Directions

From junction 36 of the M4, follow signs for the A4061 Bryncethin. Proceed along this road taking the first left hand turning onto Heol Canola ahead of Bryncethin Primary School where the property will be found on your right hand side.

#### Tenure

Freehold

#### Services

All main services  
Council Tax Band G  
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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 RICS

**AWAITING EPC**

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

