



Heol-y-groes, Litchard, Bridgend. CF31 1QE

£260,000



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Four bedroom DETACHED DORMER BUNGALOW comprising entrance/diner, lounge, KITCHEN/BREAKFAST ROOM, two bedrooms and family bathroom. To the first floor are two bedrooms and a shower room. Partially converted LARGE GARAGE, low maintenance front and rear gardens. SOLD WITH NO ONWARD CHAIN.

£260,000 - Freehold

- Generous and deceptive detached dormer bungalow
- Four double bedrooms. 2 upstairs / 2 downstairs
- Two shower rooms. One upstairs, one downstairs
- Detached partially converted large garage
- Off road parking to the front, EPC - E
- Ideal family accommodation
- Sold with no onward chain



DESCRIPTION

Deceptive four bedroom detached dormer bungalow situated in the village location of Litchard, which is close to the M4 corridor and McArthur Glen designer outlet. Good road access into Bridgend town centre with all its amenities and facilities. Sold with no onward chain. Viewing recommended.

ENTRANCE

Via part frosted glazed PVCu door to the side with side frosted glazed PVCu panel into the entrance hall/dining area.

ENTRANCE HALL/DINING AREA (15' 5" x 10' 6") or (4.70m x 3.20m)

PVCu double glazed window with fitted vertical blind to the side and finished with a coved ceiling, papered walls, skirting and fitted carpet. Radiator and stairs to the first floor. Currently used as a dining area with central light fitting to remain, fitted corner storage cupboard and doorway through into the lounge and kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

Overlooks the drive which is the opposite side of the property to the front door via PVCu double glazed window with fitted vertical blind and central light pendant, full height ceramic tiles to the wall and ceramic tiles to the floor, part frosted glazed PVCu door leading out to the side driveway with a fitted concertina blind. A range of low level and wall mounted kitchen units with complementary roll top work surface and ceramic tiles to all splash back areas. Integrated electric oven with four gas ring hob and overhead extractor hood, inset one and half basin sink with mixer tap and drainer. Plumbing for automatic washing machine, space for low level fridge and breakfast table and chairs. Fitted storage cupboard with ladder racking.

LOUNGE (20' 0" x 12' 0") or (6.10m x 3.65m)

Benefiting from dual aspect natural light via PVCu double glazed window to the side, one PVCu bow window to the front and a PVCu glazed panel overlooking the front with fitted vertical blinds. The room is finished with coved ceiling, papered walls, skirting and fitted carpet. Feature fireplace which houses a recessed electric coal effect fire with marble hearth, back plate and mantle.

SHOWER ROOM

PVCu double glazed window with fitted roller blind to the side, coved ceiling, radiator, full height ceramic tiles to the wall and ceramic tiles to the floor. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and storage below and large quadrant style shower cubicle with sliding glazed doors housing a plumbed shower with shower attachment and rain water head and pull down seat with handrail.

BEDROOM 4 (9' 6" x 9' 10") or (2.90m x 3.0m)

Overlooking the rear garden via PVCu double glazed window with fitted vertical blind and finished with a coved and papered ceiling, papered walls, central light fitting, skirting and fitted carpet.

BEDROOM 3/DRESSING ROOM (10' 2" x 11' 10") or (3.10m x 3.60m)

Currently used as a dressing room. Overlooking the rear garden via PVCu double glazed window and finished with coved and papered ceiling, central light fitting, papered walls, skirting and fitted carpet. Fitted storage cupboard comprising two double fitted wardrobes with overhead storage and a single fitted wardrobe with overhead storage.



LANDING

Via stairs with fitted carpet and wooden balustrade. Central light fitting and sliding door into the shower.

SHOWER ROOM

PVCu frosted glazed window with fitted roller blind to the rear, full height ceramic tiles to the walls and vinyl flooring. Three piece suite in white comprising w.c. wall mounted wash hand basin with chrome mixer tap and separate shower cubicle with a concertina glazed door and a wall mounted electric shower.

BEDROOM 1 (12' 0" x 11' 6") or (3.65m x 3.50m)

Overlooking the side via PVCu double glazed window with a fitted vertical blind and finished with a coved ceiling, emulsioned walls, skirting and fitted carpet.

BEDROOM 2 (11' 6" x 12' 0") or (3.50m x 3.65m)

Currently used as a dressing room but could be returned to a bedroom. Benefiting from dual aspect natural light via PVCu frosted glazed panel to one side and PVCu double glazed window with fitted vertical blinds to the other. Finished with a coved ceiling, emulsioned walls, skirting and fitted carpet. Fitted storage into large eaves storage area housing the gas fired combination boiler.

OUTSIDE

Enclosed patio area to the rear with steps leading up to an elevated area of decorative stone, all enclosed by close board fence and hedging.

Enclosed front garden laid to two tiers of patio and decorative stone and double gated access to the driveway suitable for off road parking for up to two vehicles.

GARAGE

Detached garage with PVCu door to the front, separated into two distinct areas the first measures 5.9m x 3.1m with an insulated roof, concrete floor, light and power.

To the rear is an additional space measuring 2.3m x 2.8m with a door leading out to the rear garden, insulated roof and partially boarded walls and floor. Ideal for use as a home gym/workshop or with conversion works an occasional room.


NOTE

We have been informed that the property is freehold however we have not inspected the title deeds.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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